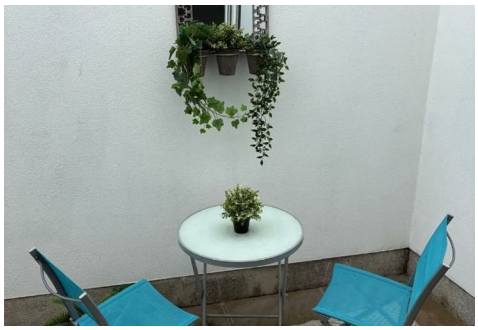
Eveleighs

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32 Iford Close, Bristol, BS31 3BD

Offers In The Region Of £275,000

Nestled in the charming heart of Saltford village, Iford Close presents a delightful opportunity to acquire a recently constructed two-bedroom coach house, built in 2022 by a reputable local developer. This unique property is designed to a high standard, offering a modern living experience with a touch of character.

As you enter the first floor you are welcomed into an open plan kitchen and sitting room, which is bathed in natural light and features a lovely Juliette balcony, perfect for enjoying the fresh air. The property boasts two well-proportioned bedrooms, providing ample space for relaxation or study. The bathroom is thoughtfully designed, ensuring comfort and convenience for residents.

This fully detached home benefits from uPVC double glazing, ensuring energy efficiency and a peaceful atmosphere. The gas-fired central heating system guarantees warmth during the cooler months. Additionally, the property is equipped with owned solar panels, contributing to a more sustainable lifestyle and potentially reducing energy costs.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via front door into

Lower Hallway
Hanging space for coats, wall light, stairs rising to first floor with door to

First Floor Landing
Velux window, storage cupboard housing Vaillant gas combination boiler, stairs descending down to bedroom two, doors to

Open Plan Kitchen/Living Room
17'7" x 9'10" (5.38 x 3.02)



2 Velux windows to rear aspect allowing plenty of natural light, a range of wall and floor units with worksurface over, 1 1/4 bowl stainless steel sink drainer unit with mixer taps, space and plumbing for washer drier and freestanding fridge freezer, integrated full sized dishwasher, electric induction hob with Bosch oven and grill beneath and extractor over, peninsular island with space for bar stools. Sitting Room area - uPVC double glazed window to side aspect, uPVC double glazed doors onto Juliette glazed balcony to front aspect, 2 double radiators, wood effect tiled flooring, inset spots.

Master Bedroom
12'6" x 10'0" (3.83 x 3.05)



Velux window to front aspect, single radiator, a range of fitted wardrobes with sliding fronted doors, access to loft space.

Bathroom
6'9" x 5'6" (2.06 x 1.69)



Velux window to rear aspect, suite comprising chrome heated towel rail, low level w/c, wash hand basin with storage beneath, paneled bath with hinged glazed shower screen and mains shower over with separate shower attachment, fully tiled bath area, tiled flooring, inset spots, extractor.

Bedroom Two
9'10" x 9'9" (3.02 x 2.98)



uPVC double glazed pedestrian door giving access to front carport area, uPVC double glazed doors to courtyard garden, double radiator, door to

W/C



Extractor, light, low level w/c, single radiator, wash hand basin with storge beneath, separate storage cupboard.

Outside Courtyard

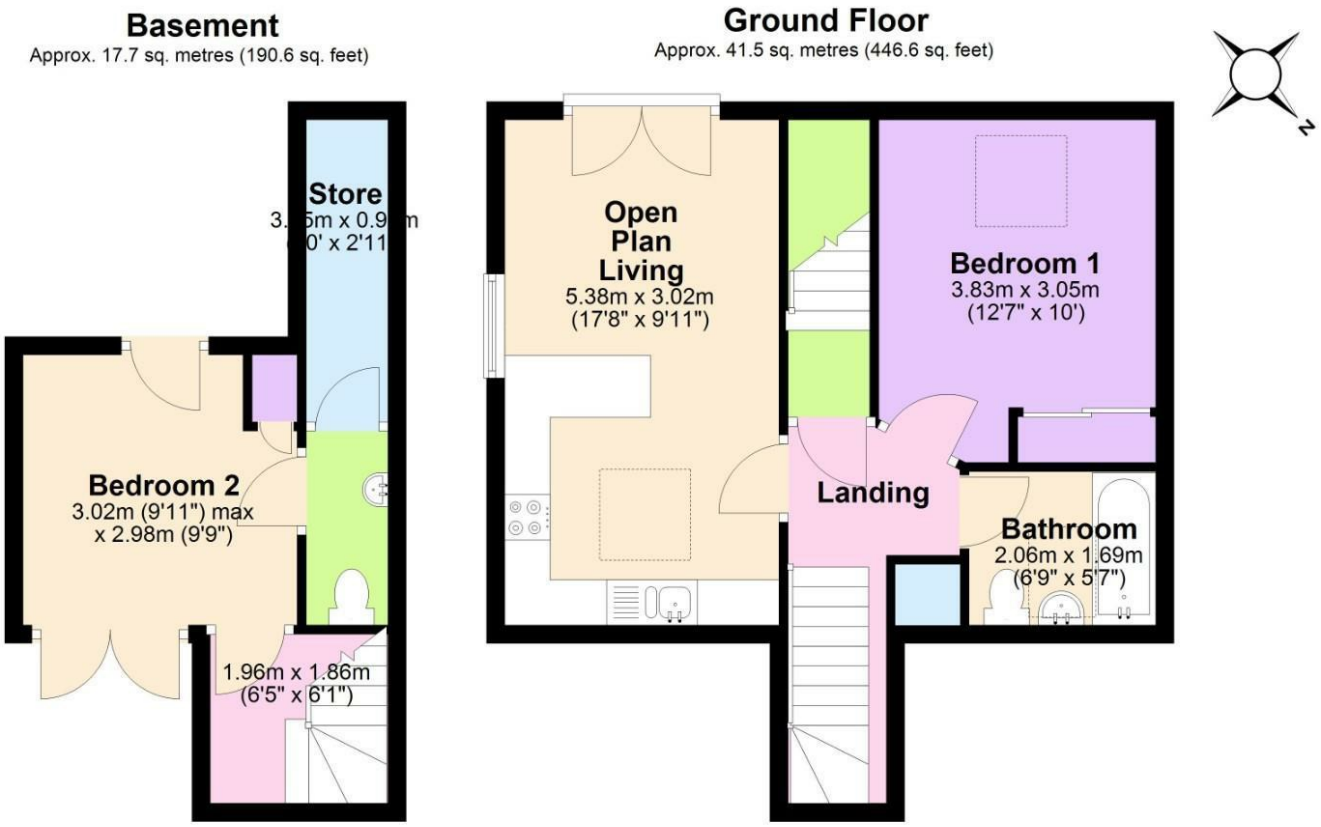


Space for garden furniture and bbq. This lovely area is fully enclosed by rendered walling providing a private space.

Directions

Sat Nav BS31 3BD

Floor Plan



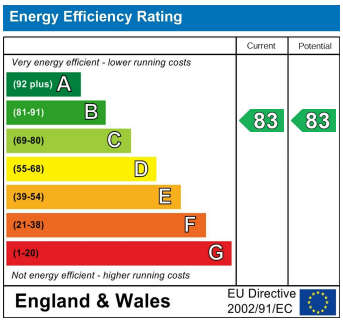
Total area: approx. 59.2 sq. metres (637.2 sq. feet)

32 Iford Close, Keynsham

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.