

## **32 Iford Close, Bristol, BS31 3BD Offers In The Region Of £280,000**

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.

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

Sat Nav BS31 3BD



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

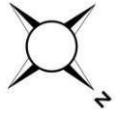
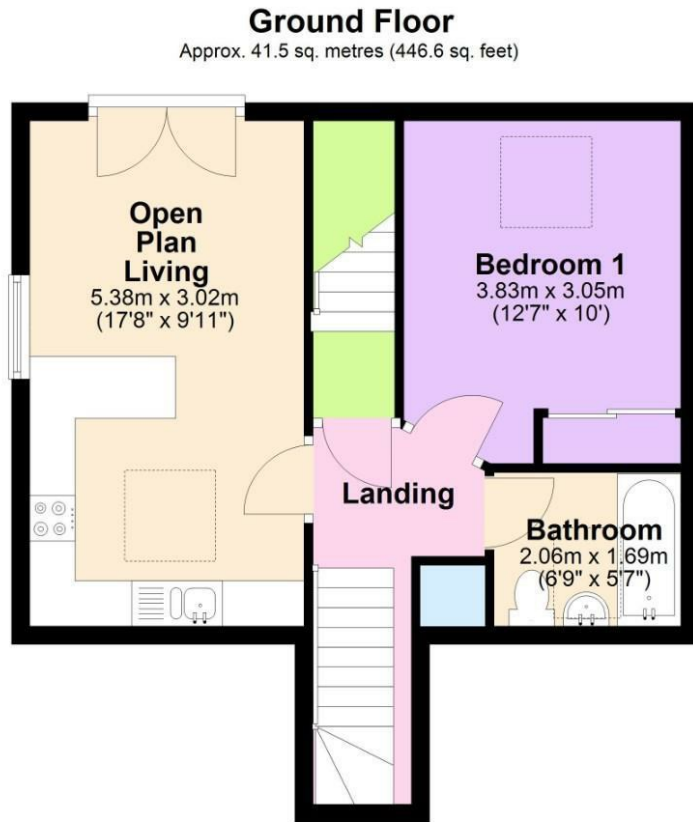
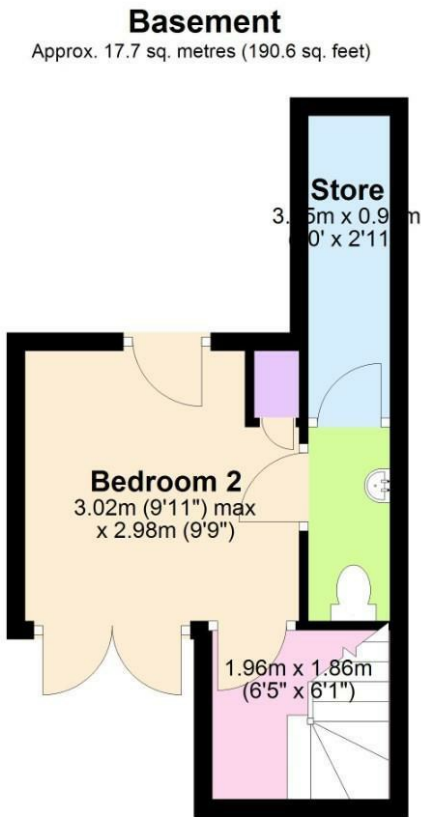
## Outside Courtyard



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

## Directions

## Floor Plan



Total area: approx. 59.2 sq. metres (637.2 sq. feet)  
**32 Iford Close, Keynsham**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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