



## 14 Golf Club Lane, Bristol, BS31 3AA

**Offers Over £650,000**

Positioned in the highly sought-after Golf Club Lane in Saltford, Bristol, this beautifully presented three-bedroom detached dormer bungalow offers a perfect blend of comfort and convenience. The property is ideally situated within walking distance of the esteemed Saltford Golf Club, picturesque countryside walks, and the well-regarded Wellsway School catchment area. Families will appreciate the proximity to Saltford Primary School, as well as local riverside pubs, transport links, and essential amenities.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The bungalow features three well-appointed bedrooms, ensuring plenty of room for family or guests. The bathroom is conveniently located, catering to the needs of modern living.

This delightful home benefits from gas-fired central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year. The property also boasts off-street parking for a couple of vehicles (complete with EV charging point) along with a garage, providing secure storage and convenience. The enclosed westerly-facing rear garden is a true highlight, offering a private outdoor space perfect for enjoying

Entrance via front door with uPVC obscured double glazed side panel into

### **Hallway**



Stairs rising to first floor landing, single radiator, storage cupboard with hanging space, under stairs storage cupboards, doors to

### **Sitting Room**

**15'2" x 12'4" (4.64 x 3.78)**



uPVC double glazed picture window to front aspect, 2 double radiators.

### **Study/Bedroom Three**

**14'3" x 9'7" (4.35 x 2.94)**



uPVC double glazed windows to front aspect, double radiator.

### **Kitchen/Breakfast Room**

**15'0" x 10'2" (4.58 x 3.12)**



Dual aspect uPVC double glazed windows to both side and rear aspects, uPVC double glazed door with matching side panel to rear garden, a range of wall and floor units with Quartz worksurfaces over and Quartz splash back, single sink unit with chrome mixer tap over, AEG electric hob with Quartz splash back and extractor hood with light over, built in AEG oven, grill and microwave, space for fridge freezer, integrated full sized AEG dishwasher, single radiator, pantry style storage cupboards.

**Downstairs Bathroom**  
9'6" x 5'9" (2.92 x 1.76)



Obscured uPVC double glazed window to rear aspect, single radiator, suite comprising low level w/c, pedestal wash hand basin with chrome mixer taps over, p-shaped paneled bath with curved glazed shower screen and electric shower over, part tiled, tiled flooring, storage cupboard with shelving, further cupboard housing white goods including tumble drier and washing machine with extractor and light, inset spots, extractor.

**Dining/Family Room**  
15'11" x 15'9" (4.86 x 4.82)



uPVC sliding patio doors giving access to the rear garden, 2 single radiators, spot lights.

**First Floor Landing**  
10'11" x 7'10" (3.35 x 2.40)



uPVC double glazed window to front aspect enjoying beautiful views towards Kelston and surrounding countryside over rooftops, doors to

**Master Bedroom**  
17'2" x 15'8" (5.24 x 4.78)



uPVC double glazed window to front aspect, double radiator, a range of built in drawers and wardrobes with storage space and hanging rail, door to

**En Suite Shower Room**



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, pedestal wash hand

basin with chrome mixer taps, fully tiled shower cubicle with sliding glazed door and mains shower over, tiled flooring, wall mounted heated towel rail, extractor, inset spots.

### **Bedroom Two**

15'9" x 14'7" (4.82 x 4.47)



uPVC double glazed window to front aspect enjoying far reaching views, double radiator, a range of fitted wardrobes with hanging rail and shelving, separate cupboard with wooden shelving.

### **Outside**



The front of the property has a block paved driveway providing off street parking for a number of vehicles and giving access to the single garage, the remainder is laid mainly to lawn with mulched borders containing established shrubs and spring bulbs. There is access to the rear via a pedestrian gate. The westerly rear garden has an Indian slate patio ideal for garden furniture, the remainder is laid mainly to a level lawn with well stocked borders containing a mixture of spring bulbs, climbers, plants and shrubs. A beautiful wisteria offers a degree of privacy to the garden. To the side there is an area of gravel for ease of maintenance.

### **Garage**

17'3" x 9'8" (5.27 x 2.96)



Power and light connected.

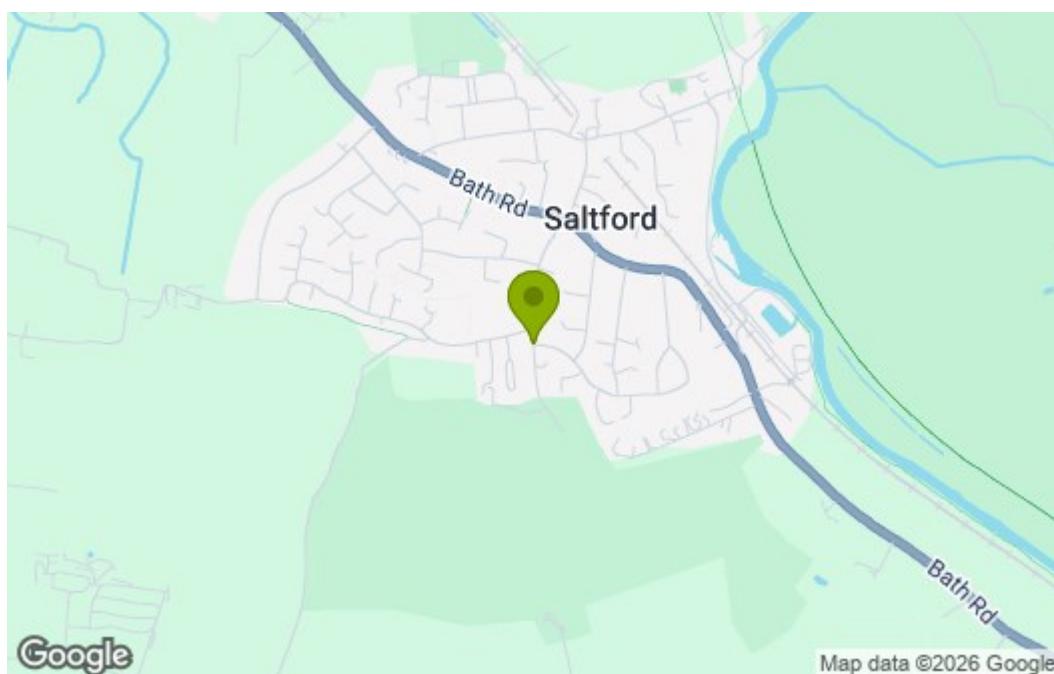
### **Directions**

Sat Nav BS31 3AA

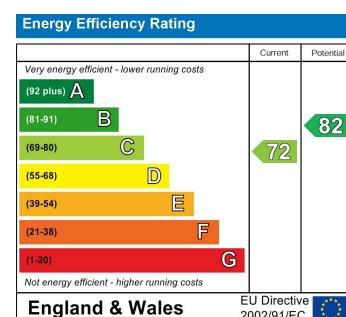
## Floor Plan



## Area Map



## Energy Efficiency Graph



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