

2 Uplands Drive, Bristol, BS31 3JH Offers In The Region Of £1,195,000

****VIEWINGS HIGHLY RECOMMENDED**** Nestled on Uplands Drive in the charming village of Salford, Bristol, this remarkable detached house is a true gem. Originally constructed in the 1950s, the property has undergone a comprehensive programme of extension and refurbishment since our clients acquired it in 2011, resulting in a stunning contemporary home that boasts high-end specifications throughout.

Spanning three floors, this residence features three spacious reception rooms, five well-appointed bedrooms, and three modern bathrooms, making it ideal for families or those who enjoy entertaining. The heart of the home is undoubtedly the expansive open-plan kitchen, dining, and family room, which showcases a bespoke William Ball kitchen complete with Silestone work surfaces and built-in Neff appliances. The living room is enhanced by bi-folding doors that seamlessly connect the indoor space to the westerly facing enclosed rear garden, where you will find an outdoor kitchen, perfect for al fresco dining.

Additional highlights include a wood-burning stove that adds warmth and character to the living area, underfloor heating on the first and second floors for added comfort, and a Juliette balcony in the master suite that offers delightful views of the garden. The property also benefits from ample off-street parking, an integral garage, and a unique wood-clad annex in the garden, currently utilised as a cinema room, complete

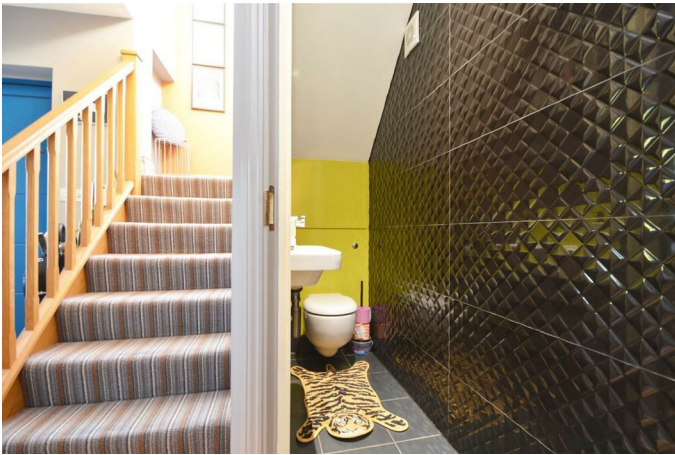
Entrance via double obscured glass doors with side panel into

Hallway



Oak staircase rising to first floor landing, wood flooring, double glazed window to side aspect, radiator, spot lights, doors to

Downstairs W/C



Suite comprising concealed cistern w/c, wall hung wash hand basin with mixer tap over, Porcelanosa tiled flooring, feature wall.

Sitting Room

21'6" x 14'11" (6.56 x 4.56)



Double glazed window to front aspect, bi-folding double glazed doors to rear patio and garden, contemporary multi fuel stove, wood flooring.

Snug

Double glazed window to rear aspect, radiator.

Open Plan Living Area

18'10" x 18'7" (5.75 x 5.68)



Double glazed window to front aspect, floor to ceiling windows with sliding doors to rear garden, two double glazed remote controlled Velux windows, wood flooring to living room, tiled flooring to kitchen area.

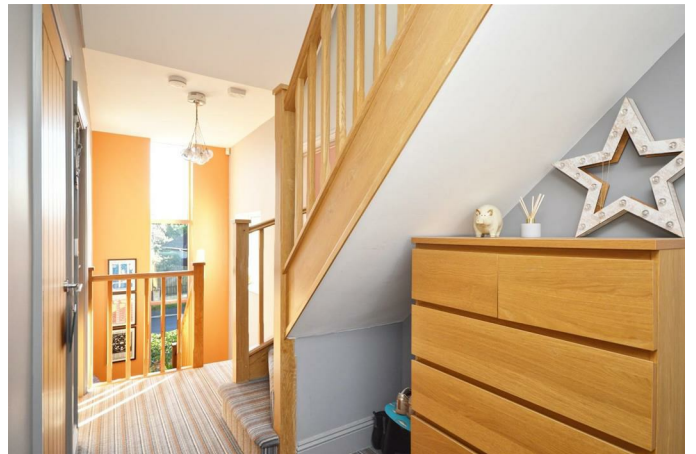
Kitchen

11'8" x 13'10" (3.58 x 4.24)



A superb range of contemporary matt Farrow and Ball "selvedge units" with contrasting Silestone worksurfaces and upstands, 1 1/4 bowl stainless steel sink with pillar tap, integrated Neff appliances including dishwasher, induction hob with extractor over, fan oven and combination, space for American style fridge freezer, spot lights.

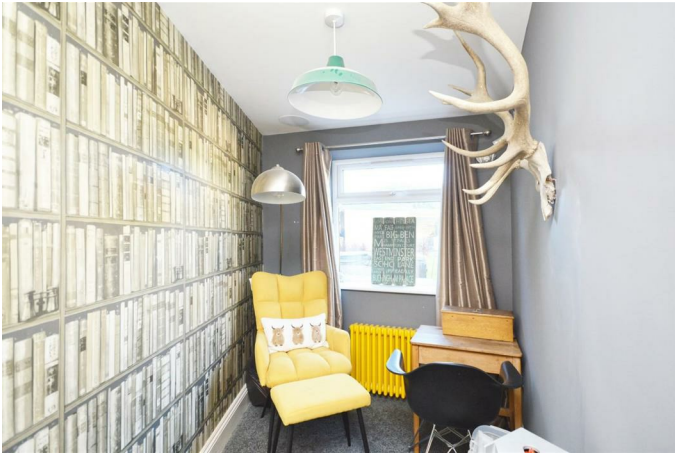
First Floor Landing



Two double glazed windows to front aspect, double glazed window to side aspect, stairs rising to second floor landing, vaulted ceiling with down lighters, cupboard with shelving for linen, doors to

Study

11'5" x 5'3" (3.48 x 1.62)



Double glazed window to side aspect.

Master Bedroom

11'6" x 14'9" (3.53 x 4.52)



Double glazed French doors and windows to Juliette balcony overlooking the rear garden, built in wardrobes, door to

En Suite Shower Room

7'0" x 5'5" (2.15 x 1.66)



Circular double glazed window to rear aspect, Porcelanosa tiled walls and floor, white suite with chrome fittings comprising concealed cistern w/c,

wash hand basin with mixer tap over and drawers beneath, shower cubicle with rainfall shower and hand held thermostatic shower over, illuminated heated mirror, heated towel rail, storage cupboard.

Bedroom Two

19'4" x 10'4" (5.91 x 3.15)



Double glazed window to front aspect, double glazed Velux window to rear aspect, spot lights, storage cupboard.

Bedroom Three

9'7" x 14'9" (2.93 x 4.52)



Double glazed window to front aspect, built in wardrobes.

Bedroom Four

8'5" x 14'5" (2.59 x 4.40)



Double glazed window to rear aspect enjoying views over rear garden.

Family Bathroom

8'11" x 12'2" (2.74 x 3.71)



Obscured double glazed window to front aspect, Porcelanosa tiled walls and floor, white suite with chrome fittings comprising freestanding bath, low level w/c, double sinks with storage beneath, large tiled shower cubicle with rainfall shower over, spotlights, heated towel rail.

Second Floor Gallery Landing



Sloping roof, Velux window, doors to

Bedroom Five

11'3" x 14'6" (3.45 x 4.43)



Velux windows to front and rear aspects, eaves storage, built in dressing table, radiator.

Bathroom

11'3" x 8'11" (3.43 x 2.73)



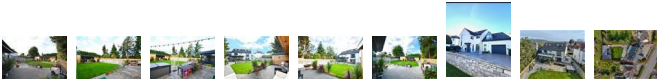
Velux windows to front and rear aspects, suite comprising concealed cistern w/c, wash hand basin with mixer tap over, Porcelanosa tiles, freestanding bath, shower cubicle, spot lights, heated towel rail, inset wall mounted tv, door to

Dressing Room

11'3" x 5'9" (3.43 x 1.76)

Velux windows to front and rear aspects, access to eaves storage, fitted hanging rails.

Outside



The front of the property has a driveway providing off street parking and giving access to the garage, the remainder has been landscaped and is enclosed by walling. The westerly facing rear garden benefits from being level with a good degree of privacy. There is paving and permeable resin patio immediately adjacent to the property ideal for alfresco dining, to one side is an outdoor kitchen with brick built BBQ and sink, the remainder is laid mainly to lawn with pathways.

Garage

19'6" x 20'7" (5.95 x 6.29)

Remote controlled electric roller door, double glazed window to front aspect, double glazed pedestrian door to rear garden, there is a utility area with fitted wall and floor units with work surfaces over, stainless steel sink drainer unit, plumbing for white goods including washing machine and dishwasher, two radiators. There is also a walk in boiler room housing hot water cylinder and Worcester gas boiler.

Single Storey Studio

Door to

Detached Annex

9'7" x 30'9" (2.94 x 9.39)



Double glazed sliding patio door onto the rear garden, the kitchen is well equipped with a Belfast style sink, two wine fridges, integrated fridge and dishwasher, air conditioning and underfloor heating provided by an air source heat pump, feature woodburning stove and concealed pull down double bed within a wall cupboard. The cinema hardware including projection screen etc is available by separate negotiation.

Wet Room

9'7" x 5'0" (2.94 x 1.53)



Suite comprising wash hand basin with mixer tap and storage drawer beneath, concealed cistern w/c, fully tiled walls and floors with wet room area with central drain and rainfall shower over and hand held thermostatic shower, heated towel rail.

Store (Accessed externally)

8'3" x 10'2" (2.54 x 3.10)

Power and light connected.

AGENTS NOTES

The property is cabled for CCTV, has a Sonos sound system with speakers throughout the property. These will remain but the hardware is not included in the sale but could be available by separate negotiation.

Directions

Sat Nav BS31 3JH

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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