



Salisbury Road, Paulton, Bristol, BS39 7RL

£550,000

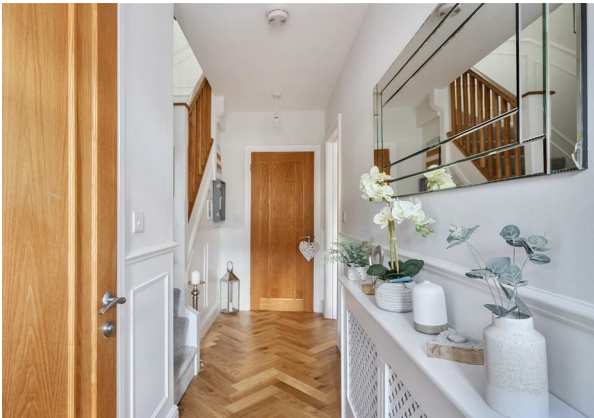
- **Stunningly Presented Throughout**
- **Versatile Summer House**
- **Generous Parking**
- **Tenure - Freehold**
- **Energy Rating - C**
- **Separate Utility Room And Ground Floor WC**
- **Close Commuting Distance To The City Of Bath & Bristol**
- **Four Bed Detached Family Home**
- **Council Tax Band - F**
- **Open plan living**

This beautifully presented four-bedroom home is arranged over three floors and offers generous, flexible accommodation designed for modern family life and entertaining. Light-filled interiors, well-proportioned rooms and stylish finishes create a welcoming home with excellent space for relaxing, working and hosting guests.

At the heart of the ground floor is a superb open-plan kitchen, dining and family room, with bi-fold doors opening directly onto the large rear garden. The kitchen features extensive units, quartz work surfaces, a walk-in corner larder provides valuable additional storage. There is ample room for dining and comfortable family seating, with an adjoining utility room offering practical laundry and storage space.

The generous sitting room features a contemporary media wall with an electric fireplace. Internal bi-fold doors connect it to the kitchen and family area, creating an excellent entertaining space when open or a cosy snug when closed. The entrance hall provides access to a downstairs WC and cloakroom, with potential to create a ground-floor shower room, subject to requirements. On the first floor are three spacious bedrooms and a family bathroom. The family bathroom benefits from electric underfloor heating.

The top floor is devoted to an impressive principal suite. The dual-aspect bedroom benefits from abundant natural light and is complemented by a walk-in dressing room and en-suite bathroom with a double shower, freestanding bath, and electric underfloor heating. The summer house, currently a bar/pool room, has electricity, Wi-Fi, underfloor heating and bi-fold doors to composite decking beneath a pergola, with potential as an office, gym or retreat. Enclosed rear garden features lawn, flower beds and a full-width patio for entertaining beside the kitchen's bi-fold doors. Parking accommodates 3/4 cars, with ramp, side access and garage potential, subject to planning. Approximately 1,743 sq ft, plus a 133 sq ft outbuilding

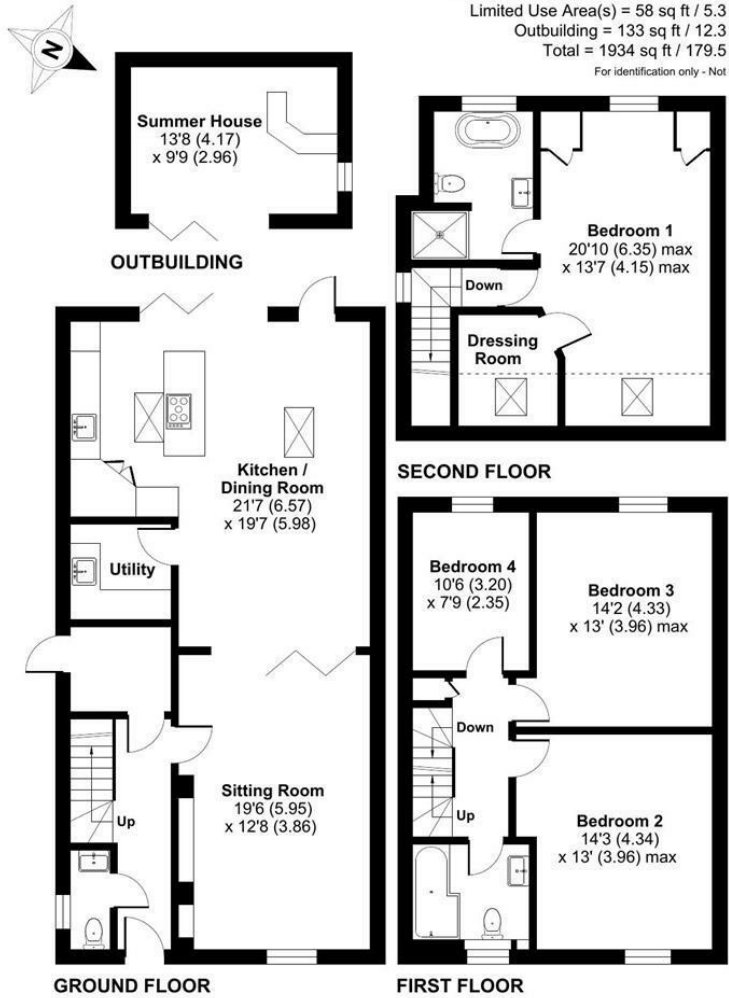




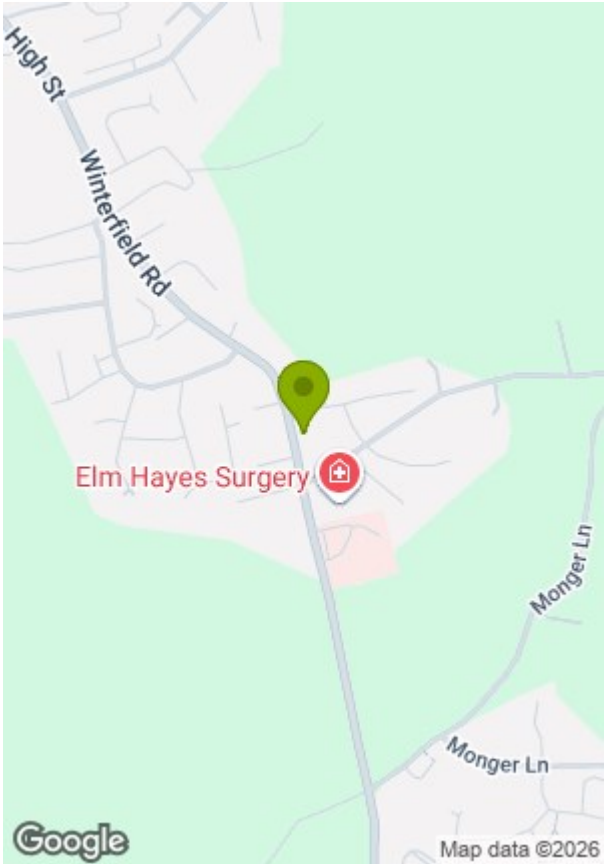
Salisbury View, Salisbury Road, Paulton, Bristol, BS39

Approximate Area = 1743 sq ft / 161.9 sq m  
Limited Use Area(s) = 58 sq ft / 5.3 sq m  
Outbuilding = 133 sq ft / 12.3 sq m  
Total = 1934 sq ft / 179.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Barons Property Centre. REF: 1526862.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (82 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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.