Eveleighs

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28 Claverton Road, Bristol, BS31 3DP

Offers In The Region Of £580,000

NO ONWARD SALES CHAIN Nestled on the charming Claverton Road in Saltford, Bristol, this delightful semi-detached halls adjoining house offers a wonderful opportunity for families in search of a welcoming and convenient home. With three spacious reception rooms and three comfortable bedrooms, this property provides ample space for family living and entertaining.

The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively. The property includes a well-appointed bathroom and benefits from off-street parking for two vehicles, along with a garage, alleviating any concerns about parking in this lovely neighbourhood. The absence of a chain means you can move in without delay, allowing you to settle into your new abode with ease.

One of the standout features of this residence is its proximity to Saltford Primary School, making the morning school run a breeze for parents and children alike. The surrounding area is renowned for its friendly community and picturesque surroundings, offering a peaceful retreat while still being conveniently close to the vibrant city of Bristol.

45 Courtenay Road, Keynsham, Bristol, BS31 1JU

0117 904 9000

Entrance via uPVC double glazed front door into

Hallway



uPVC double glazed window to front aspect, stairs rising to first floor landing, double radiator, understairs storage cupboard with space for hanging coats, doors to

Downstairs W/C

Obscured uPVC double glazed window to side aspect, suite comprising concealed cistern w/c, wash hand basin with mixer tap and storage beneath, chrome heated towel rail, tiled flooring.

Sitting Room

12'2" x 13'4" (3.71 x 4.08)



uPVC double glazed feature bay window to front aspect, single radiator, living flame gas fire with marble hearth, wooden surround and mantel over.

Kitchen

11'8" x 10'7" (3.58 x 3.25)





uPVC double glazed window to rear aspect enjoying pleasant views across the garden, obscured uPVC double glazed pedestrian door to side aspect, uPVC double glazed window to side aspect, a range of wall and floor units with worksurface over, 1 1/4 bowl sink drainer unit with chrome mixer taps over, 4 ring Neff gas hob with splash back and extractor hood with light over, integrated Neff microwave and Neff oven and grill, integrated fridge and freezer, under unit lighting, inset spots, wood effect flooring.

Dining Room

11'10" x 10'9" (3.61 x 3.30)



Sliding double glazed doors to conservatory, single radiator.

Conservatory

12'5" x 8'10" (3.79 x 2.71)





uPVC double glazed French doors to rear garden, uPVC

double glazed windows to rear aspect, polycarbonate roof, tiled flooring.

First Floor Landing
uPVC double glazed window to front aspect, access to loft space, door to eaves storage, airing cupboard housing Vaillant gas boiler with wooden shelving for linen, doors to

Master Bedroom
12'0" x 13'5" (3.66 x 4.09)




uPVC double glazed feature bay window to front aspect, single radiator.

Bedroom Two
11'9" x 10'11" (3.60 x 3.33)



uPVC double glazed window to rear aspect, single radiator.

Bedroom Three
7'2" x 10'8" (2.20 x 3.27)



uPVC double glazed window to rear aspect, single radiator.

Family Bathroom
7'6" x 7'6" (2.29 x 2.31)



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, Heritage pedestal wash hand basin, panelled bath with hinged glazed shower screen and mains Mira shower over, fully tiled walls, tiled flooring, chrome heated towel rail.

Outside



The front of the property has a block paved driveway providing ample off street parking and access to the single garage and part covered carport, a pathway leads to the front door accessed via a wrought iron gate. The remainder is laid to a level lawn with a small

border containing plants and shrubs. There is pedestrian access via a wooden gate to the rear garden. The rear garden is of a generous size laid mainly to lawn with planted borders containing a mixture of groundcover, perennials and established plants and shrubs. There are vegetable planters situated at the bottom of the garden. The rear garden is enclosed by clipped hedging and wooden fencing with concrete posts and gravel boards to one side and fencing with trellis to the other.

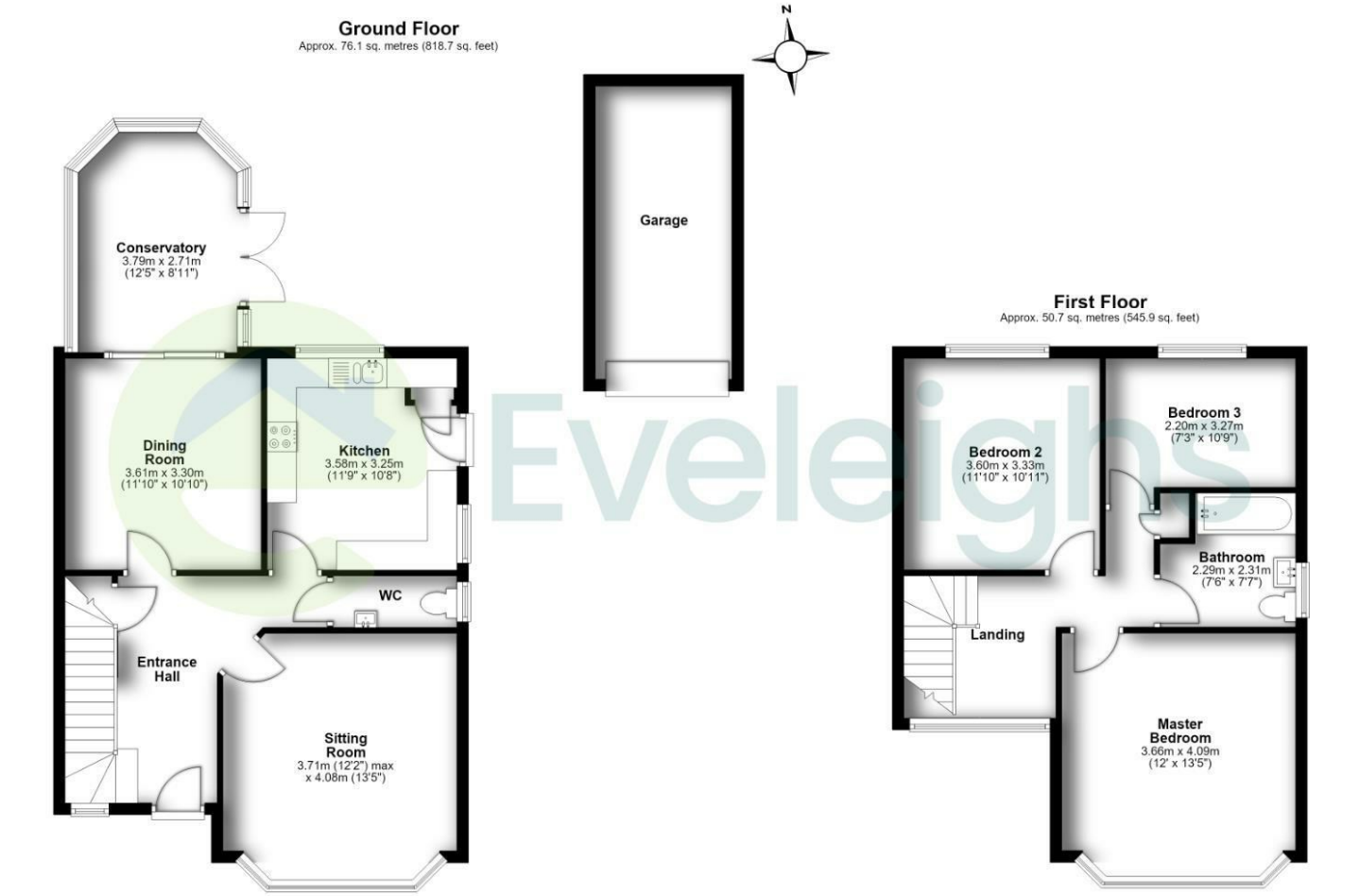
Detached Garage

Accessed via an up and over door, power is connected, uPVC double glazed window, storage area to the rear.

Directions

Sat Nav BS31 3DP

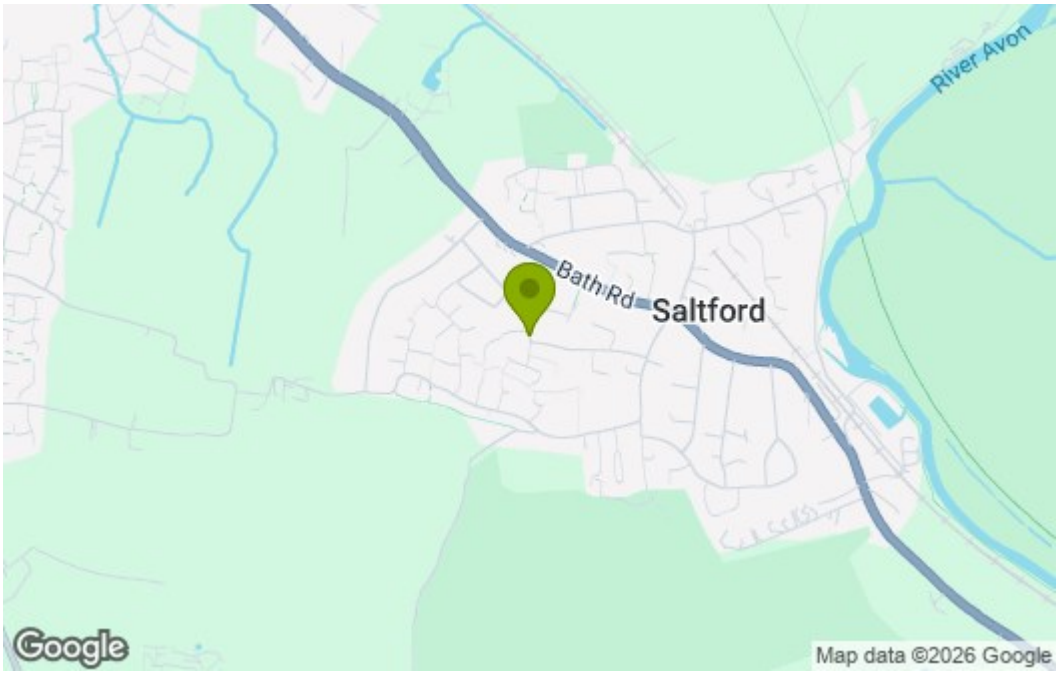
Floor Plan



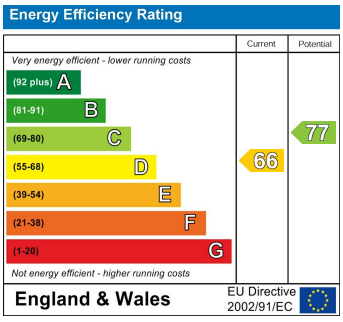
Total area: approx. 126.8 sq. metres (1364.6 sq. feet)

28 Claverton Road, Saltford

Area Map



Energy Efficiency Graph



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