

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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## 5 Lawson Close Saltford Bristol BS31 3LB



£440,000

**A modern detached family home situated in a popular cul de sac location with a pleasant south facing rear garden.**

**\* Entrance lobby \* lounge/dining room \* cloakroom \* kitchen \* conservatory \* 3 bedrooms \* family bathroom \* double glazing \* garage \* south facing rear garden \***



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## 5 Lawson Close Saltford Bristol BS31 3LB

Set in a tucked away location within the cul de sac affording views to the rear from the first floor over adjoining countryside.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools, both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller details the accommodation comprises (all measurements are approximate):

### GROUND FLOOR

uPVC double glazed entrance door to

**ENTRANCE LOBBY:** Obscure glazed inner door

**CLOAKROOM:** uPVC double obscure glazed window to front aspect. Low level wc, wall mounted wash hand basin, radiator.

**LOUNGE/DINING ROOM:** 6.8m x 4.69m (22' 3" x 15' 4") reducing to 2.44m (8') uPVC double glazed window to side aspect. Coal effect gas fire with marble effect inset and hearth. Staircase rising to first floor with understairs storage cupboard. Engineered wooden flooring, radiator, wall mounted thermostat. Opening to

**CONSERVATORY:** 3.8m x 3.4m (12' 5" x 11' 1") uPVC double glazed with part brick elevations and uPVC double glazed doors to rear garden. Radiator.

**KITCHEN:** 2.99m x 1.99m (9' 9" x 6' 6") uPVC double glazed window to front aspect. Range of fitted wall and floor units with rolled edged work surfaces. Inset stainless steel sink unit. Built in electric four ring hob with extractor above and oven beneath. Integrated dishwasher and fridge. Wall mounted Worcester Ri gas boiler, wood laminate flooring. Access to partially boarded loft space.

### FIRST FLOOR

**LANDING:** Access to partially boarded loft space. Shelved airing cupboard with hot water cylinder.

**BEDROOM ONE:** 3.59m x 2.57m (11' 9" x 8' 5") uPVC double glazed window to rear aspect overlooking the garden. Built in wardrobe (excluded from measurements). Radiator. Laminate wood flooring.

**BEDROOM TWO:** 3.2m x 2.8m (10' 5" x 9' 2") uPVC double glazed window to rear aspect. Laminate wood flooring, radiator.

**BEDROOM THREE:** 2.67m x 2.14m (8' 9" x 7') uPVC double glazed window to front aspect. Radiator.

**FAMILY BATHROOM:** uPVC double glazed velux window to front and uPVC double obscure glazed window to side aspect. White suite comprising oval bath with mixer shower unit over, Quadrant shower enclosure with mixer shower unit, wall mounted wash hand basin, low level wc, heated towel rail, part tiled surrounds, Karndean flooring.

### OUTSIDE


To the **FRONT** a block paved driveway provides parking and the approach to the **GARAGE** 4.78m x 2.47m (15' 8" x 8' 1") with metal up and over door, power and light connected, space and plumbing for automatic washing machine. Personal door to rear garden. **CARPORT** with parking for one car. To one side of the property there is a pedestrian gate which leads to the rear garden.

**SOUTH FACING REAR GARDEN** 9m x 8m (29' x 26') (excluding patio). Laid to lawn with flower and shrub borders. Block paved patio area.

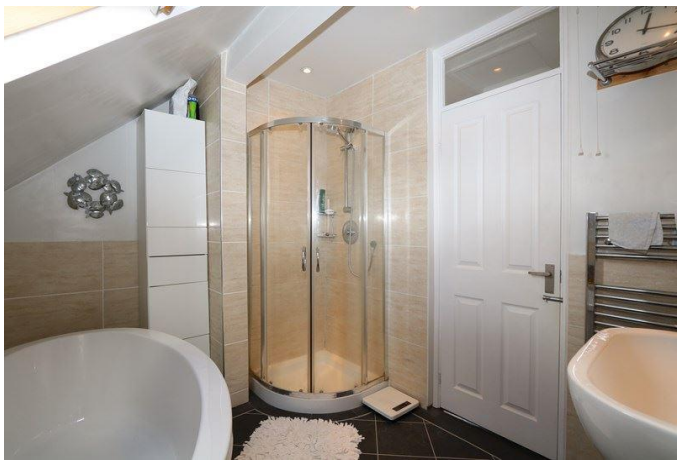
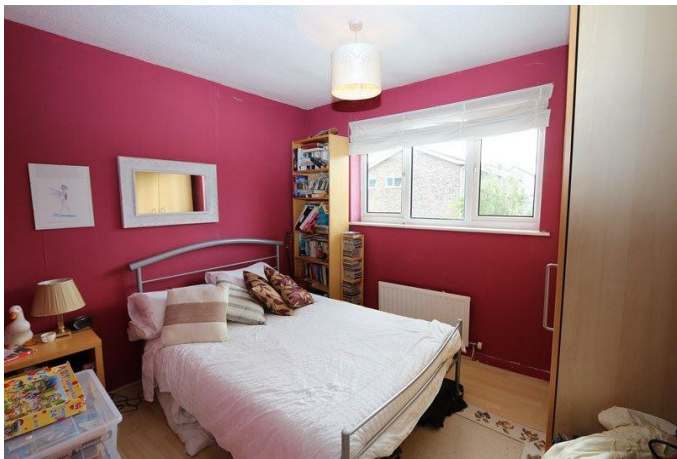
**DIRECTIONS:** From our office in Bath Road continue on the A4 in the direction of Keynsham and take the first turning left into Grange Road. Continue to the top of Grange Road and bear left into Montague Road. Take the first turning left into Kingston Avenue and first left again into Lawson Close, where Number 5 will be found on the left hand side recognised by the for sale board.

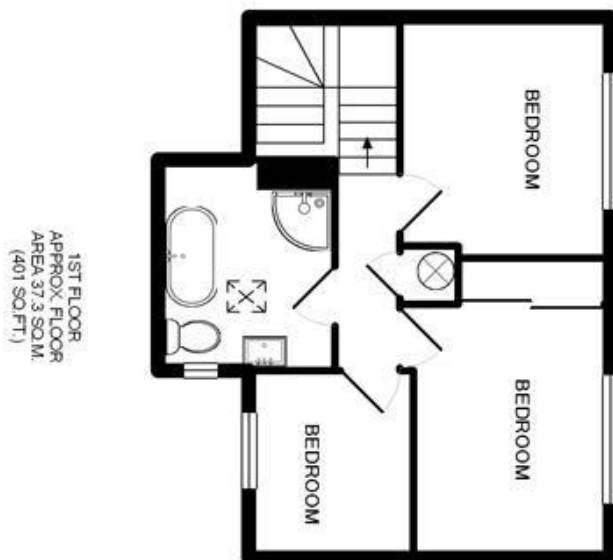
**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400**

**REF UWR1089**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







TOTAL APPROX. FLOOR AREA 97.3 SQ.M. (1047 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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**DATA PROTECTION ACT 1998:** Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.