

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road Saltford Bristol BS31 3BA Tel: 01225 400400 Fax: 01225 400401  
e-mail: saltford@daviesandway.com

24 Uplands Road Saltford Bristol BS31 3JJ



£925,000

**An exceptional contemporary detached house appointed to a high standard with a large garden set in a prime location.**

**\* Impressive entrance hall \* cloak/wc \* sitting room \* live in family kitchen with bi-fold doors \* utility room \* snug/tv room \* spacious landing \* 5 bedrooms \* master with en suite shower room & walk in wardrobe \* family bathroom \* extensive driveway parking \* integral garage \* westerly facing 100ft rear garden \***



[www.daviesandway.com](http://www.daviesandway.com)

## 24 Uplands Road Saltford Bristol BS31 3JJ

The property comprises an exceptional contemporary detached house which was created by the present owners for their own occupation by the transformation through extension and refurbishment of a 1950's detached house. The accommodation created has been very well conceived and is considered ideal for family occupation with quality fittings throughout and an appealing character. Externally the elevations contrast with the antracite coloured double glazing while internally use of oak flooring in the sitting room, hallway and staircase is an attractive feature as is the staircase itself formed in oak with contemporary metal and glass balaustrading and excellent natural lighting. The kitchen has been thoughtfully planned and provides a large space ideal for socialising with bi-folding doors opening on to the rear garden with the kitchen area furnished with a range of modern units fitted with appliances and corian work surfaces. There is a separate utility room and snug/tv family room and on the first floor there are five bedrooms, the master bedroom providing a suite comprising the bedroom itself, fully fitted walk in wardrobe and en suite shower room. In common with the bathroom the fittings are Porcelanosa.

On the outside there is an extensive gravelled parking and turning area to the front of the property which provides the approach to the integral garage. There is access to both sides of the house leading to the large rear garden which has a westerly facing aspect and is in excess of 100ft in depth.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools both village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport and the nearby town of Keynsham provides an excellent range of day to day amenities including a Waitrose food store.

In all a fine opportunity presents itself to acquire one of the most desirable contemporary homes in the village and internal viewing is highly recommended.

In fuller detail the accommodation comprises (all measurements are approximate);

### GROUND FLOOR

**OPEN STORM PORCH:** Oak entrance door with double obscure glazed side panel leading to

**HALLWAY:** Oak flooring, ceiling mounted downlighters, two radiators, cloaks cupboard and further built in storage cupboard. Feature staircase rising to first floor with oak treads and metal and glass balaustrading.

**CLOAK/WC:** Double glazed window, fully tiled walls and floor, wc with concealed cistern, wash hand basin with mixer tap, radiator.

**SITTING ROOM:** 6.72m x 3.68m (22' x 12') Oak flooring, downlighters, two radiators, two double glazed windows to the front aspect, bi-fold doors to rear aspect.

**LIVE IN FAMILY KITCHEN:** 7.48m x 3.63m (24' 6" x 11' 10") Bi-fold doors opening on to the rear garden and double glazed bay window. Tiled floor, ceiling mounted downlighters. Furnished with an excellent range of contemporary style wall and floor units providing drawer and cupboard storage space with corian work surfaces. Inset sink unit with mixer tap, integrated Neff dishwasher, refrigerator and freezer. Twin built in Neff ovens with slide and hide doors, central built in microwave with warming drawer beneath. Inset Neff electric induction hob with conical extractor hood above.

**UTILITY ROOM:** 3.40m x 1.80m (11' 1" x 5' 10") Double glazed door to outside and double glazed window, tiled floor. Fitted wall and floor units with rolled edged work surfaces and tiled surrounds, inset stainless steel sink unit with mixer tap. Washing machine with concealing door and space for dryer, radiator. Built in downlighters.

**SNUG/TV ROOM:** 3.75m x 3.70m (12' 3" x 12' 1") Oak flooring, radiator, ceiling mounted downlighters, attractive corner double glazed window overlooking the rear garden and further double glazed window to side aspect.

### FIRST FLOOR

**SPACIOUS LANDING** approached by staircase rising from the ground floor with a large double glazed window at half landing level providing excellent natural light with a vaulted ceiling above incorporating two double glazed velux windows. Two radiators, ceiling mounted downlighters, cupboard with Worcester gas fired combination boiler and fitted shelving.

**MASTER BEDROOM SUITE:** Overall measurements 7.64m x 3.74m (25' x 12' 3") comprising

**BEDROOM:** Double glazed window to rear aspect and two double glazed windows to the side, two radiators, ceiling mounted downlighters.

**FULLY FITTED WALK IN WARDROBE:**

**EN SUITE SHOWER ROOM:** Fully tiled walls and floor, heated towel rail, radiator, double glazed window to front aspect. Porcelanosa suite comprising concealed cistern wc, pedestal wash hand basin with shower enclosure with thermostatic shower head.

**BEDROOM TWO:** 3.97m x 3.67m (13' x 12') Two double glazed windows to rear aspect, radiator, ceiling mounted downlighters. Wardrobes are included in the sale price.

**BEDROOM THREE:** 4.37m x 3.48m (14' 4" x 11' 5") Double glazed window to rear aspect, radiator, ceiling mounted downlighters. Wardrobes included in the sale price.

**BEDROOM FOUR:** 3.69m x 3.67m (12' 1" x 12') Double glazed window overlooking the rear garden, radiator, ceiling mounted downlighters. Wardrobes included in the sale price.

**BEDROOM FIVE/STUDY:** 2.56m (8' 4") plus door recess x 2.28m (7' 5") Double glazed window to front aspect, access to roof space, ceiling mounted downlighters, radiator. Access to under eaves storage area.

**FAMILY BATHROOM:** 3.41m x 2.17m (11' 2" x 7' 1") Double glazed window to rear aspect, ceiling mounted downlighters, radiator and heated towel rail. Porcelanosa suite comprising double ended bath with mixer tap and shower attachment, low level wc, feature wash hand basin with drawer storage beneath and shower enclosure with thermostatic head.

### OUTSIDE

To the **FRONT** of the property the garden area has been extensively laid to cerney gravel for ease of maintenance and to facilitate abundant off street parking with screening conifers and hedging and the driveway providing the approach to the

**INTEGRAL GARAGE:** 4.88m x 2.91m (16' x 9' 6") Electric sectional up and over entrance door, personal door to hallway, power, light and water connected. Double glazed window.

There are wide access points to both sides of the property leading to the

**LARGE WESTERLY FACING REAR GARDEN** some 31m (100') deep the garden is largely level with a wide cerney gravel terrace immediately to the rear of the property laid mainly to lawn with a number of evergreen trees and shrubs.

**Council Tax:** According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

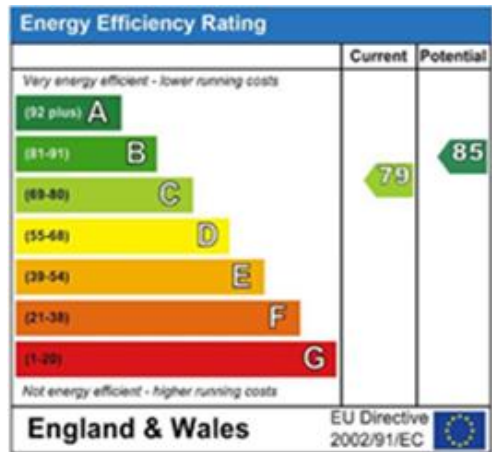
**AGENTS NOTE:** The majority of the photographs were taken in November 2018 but some were taken in August 2016.

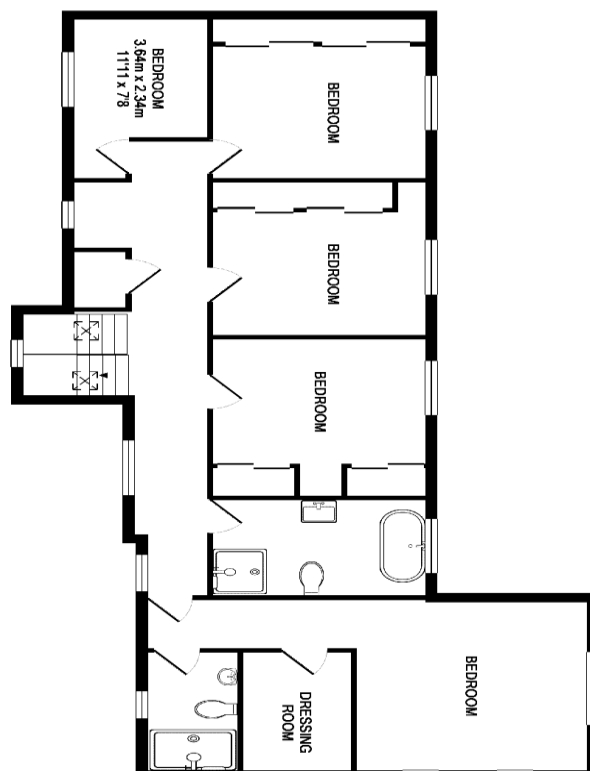
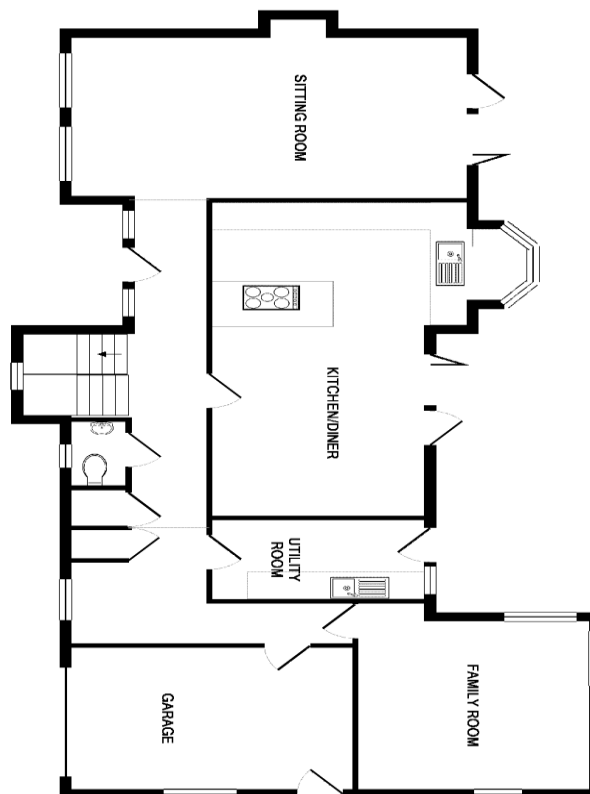
**DIRECTIONS:** From our office on Bath Road Saltford proceed on the A4 in the direction of Bath taking a right hand turning into Uplands Road. Where the road forks number 24 will be found on the right hand side recognised by the for sale board.

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

**REF UWR1107**







UPLANDS ROAD, SALTORD BS31 3JJ  
TOTAL APPROX. FLOOR AREA 2198 SQ.M. (2366 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floor plans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken by any person for any error or omission. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The agent does not warrant the accuracy of the information and no guarantee as to their accuracy or efficiency can be given.

Made with Metron 420/15

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.

**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.