

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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4 Golf Club Lane Salford Bristol BS31 3AA



£475,000

A refurbished detached bungalow offering good size accommodation set in a sought after location close to Salford Golf Club and within walking distance of village amenities

\* Tastefully presented \* double glazed windows & doors \* gas fired central heating \* 'L' shaped hallway \* sitting room \* well appointed kitchen/dining room \* 3 bedrooms \* refitted shower room \* integral garage \* established gardens to front & rear \* imprinted concrete driveway \* viewing recommended \*



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## 4 Golf Club Lane Saltford Bristol BS31 3AA

This detached "true" bungalow offers good size accommodation which has been refurbished by the current owners to include replacement of the kitchen and bathroom, re-wiring and the installation of a new gas fired central heating system. The accommodation is already well proportioned but this particular style of property does lend itself to conversion of the attic to provide further accommodation by the introduction of dormer windows and this potential has been exploited in a number of similar properties within the locality.

The bungalow is approached through an 'L' shaped hallway with a sitting room with a contemporary style fireplace a kitchen/dining room furnished with a range of high gloss white wall and floor units, three bedrooms and a refitted contemporary style shower room. It has the advantage of uPVC double glazed windows and doors and a small conservatory/rear porch. To the front of the property there is an imprinted concrete driveway providing off street parking and the approach to the integral garage. There are easily managed gardens to both the front and rear.

Golf Club Lane is a very sought after location in the village within walking distance of Saltford Golf Club and the amenities of Bath Road with a range of shops and excellent transport links to Bristol and Bath.

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 detail the accommodation comprises (all measurements are approximate):

Double glazed entrance door and side panel leading to

**'L' SHAPED HALLWAY:** A spacious introduction to the property. Radiator.

**SITTING ROOM:** 4.70m x 3.80m (15' 5" x 12' 5") uPVC double glazed window to front aspect. Attractive contemporary style marble fireplace with living flame gas fire, radiator.

**KITCHEN/DINING ROOM:** 5.60m x 3.21m (18' 4" x 10' 6") uPVC double glazed windows to rear and side aspects. The kitchen has been refitted and is furnished with a range of wall and floor units in high gloss white providing drawer and cupboard storage space with contrasting work surfaces and surrounds. Inset stainless steel one and a quarter bowl sink unit with mixer tap, plumbing for automatic washing machine, integrated stainless steel gas hob with extractor hood above and eye level double oven. Space for fridge/freezer. Radiator, uPVC double glazed door to

**CONSERVATORY/REAR PORCH:** 3.13m x 1.51m (10' 3" x 4' 11") uPVC double glazed windows and polycarbonate roof, uPVC double glazed door to outside.

**BEDROOM ONE:** 4.22m x 3.02m (13' 10" x 9' 10") uPVC double glazed window to front aspect, radiator. Deep walk in wardrobe (excluded from measurements). There is potential given the size of the wardrobe that if it were to be incorporated with the externally accessed storage shed that an en suite facility could be provided to this room.

**BEDROOM TWO:** 3.47m x 2.61m (11' 4" x 8' 6") uPVC double glazed window to front aspect, radiator, built in wardrobe and top boxes (included in measurements).

**BEDROOM THREE:** 2.54m x 2.12m (8' 3" x 6' 11") uPVC double glazed window to front aspect, radiator.

**SHOWER ROOM:** uPVC double obscure glazed window to rear aspect, tiled floor. Refitted with a white suite with chrome finished fittings comprising wc with concealed system and wash hand basin set in vanity unit with fitted storage cupboards, chrome finished heated towel rail, large walk-in shower enclosure with thermostatic shower head, ceiling mounted downlighters and shelved airing cupboard with radiator.

### OUTSIDE

To the **FRONT** of the property is a walled boundary to Golf Club Lane with the front garden laid to lawn with flower and shrub beds. Gated side access.

A concrete imprinted driveway provides off street parking for three vehicles and the approach to the **GARAGE** 4.19m x 2.38m (13' 8" x 7' 9") up and over entrance door, power and light connected, wall mounted gas and electric meters and wall hung Vaillant gas fired combination boiler.

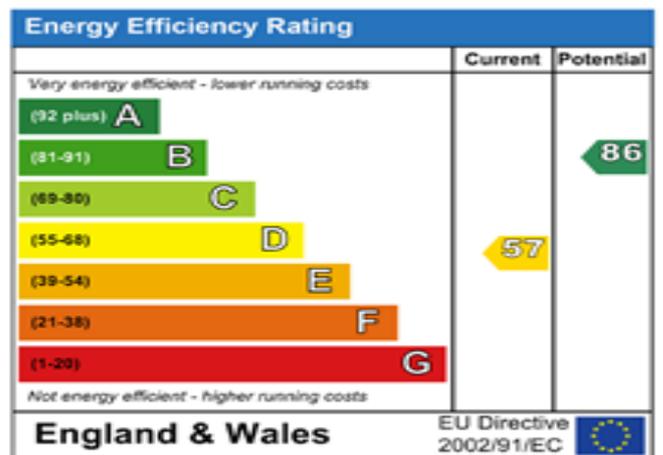
The **REAR GARDEN** is approximately 18m (59') wide and 6m (19') deep. This is an enclosed westerly facing garden which is level with a block paved patio and mainly laid to lawn with flower and shrub beds and aluminium framed green house. There is an outside water tap and a garden storage shed which is integral to the bungalow.

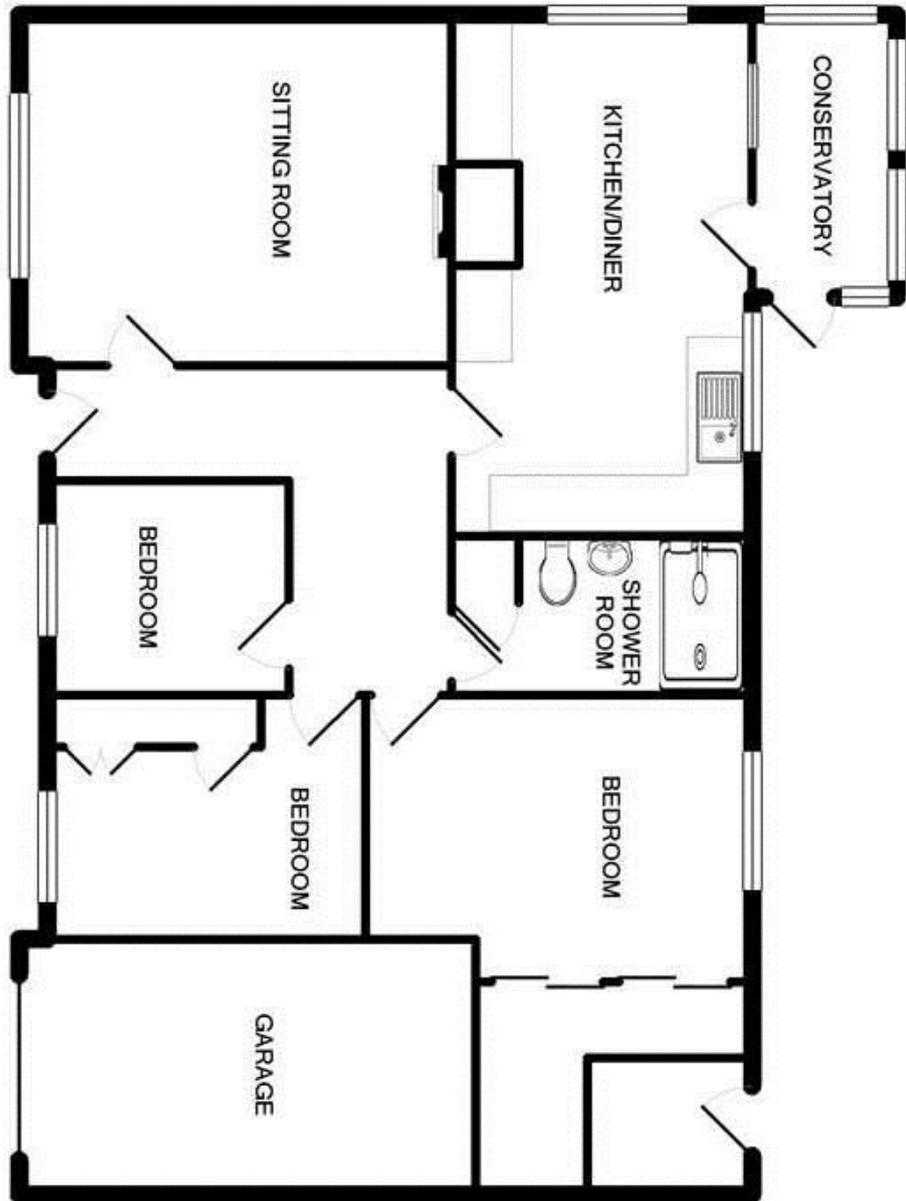
On the northern side of the property there is a gravelled bed and a timber storage shed.

**DIRECTIONS:** From our office in Bath Road Saltford proceed into Manor Road and at the right hand bend turn left into Golf Club Lane. The property will be found on the right hand side.

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

**REF UWR1048**





GOLF CLUB LANE SALT FORD BS31 3AA  
 TOTAL APPROX. FLOOR AREA 103.2 SQ.M. (1111 SQ.FT.)

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