

DAVIES & WAY

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5 Witney Close Saltford Bristol BS31 3DX



£415,000

A superb semi detached house set on a beautiful corner plot within a sought after cul de sac. Unappreciated unless viewed internally.

*** Tastefully improved and updated * single storey rear extension * entrance porch * hallway * sitting room * family room * inner hallway * utility/cloak-wc * open plan kitchen/dining room opening onto rear garden * 3 bedrooms * bathroom * delightful corner plot garden & timber clad studio * garage & parking ***



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This very well presented semi detached house has been transformed by a programme of tasteful improvement and updating together with a single storey rear extension and ground floor reconfiguration. The property is set on an enviable corner plot with delightful gardens to the front, side and rear and offers accommodation ideal for a family purchaser given the proximity of the excellent local school but equally suitable for downsizing where a buyer will appreciate the time and trouble that has gone into creating the house and its garden setting.

On the ground floor the property is approached through a double glazed entrance porch to a hallway which leads to a sitting room which has an attractive wood burning stove and in turn leads to a family room. Beyond the family room is an inner hallway which leads to a utility and cloak/wc and to the open plan kitchen/dining room which is a superb feature of the house and opens onto the rear garden. To the first floor there are three light and spacious bedrooms and a bathroom which is well appointed with a white suite.

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):

GROUND FLOOR

uPVC DOUBLE GLAZED ENTRANCE PORCH: Quarry tiled floor.

Double glazed entrance door and side screen to

HALLWAY: Staircase rising to first floor with cupboard beneath, radiator, alarm panel.

SITTING ROOM: 3.90m x 3.60m (12' 9" x 11' 9") A light and spacious dual aspect room with uPVC double glazed picture window and further uPVC double glazed window to front aspect. Wall lights, radiator, fireplace with slate hearth and attractive wood burning stove. Open to

FAMILY ROOM: 3.42m x 2.87m (11' 2" x 9' 4") uPVC double glazed window to front aspect. Radiator.

INNER HALL: Built in larder cupboard, tiled floor, downlighters.

UTILITY/CLOAK/WC: 2.26m x 1.76m (7' 4" x 5' 9") Radiator, extractor fan, fitted wall units and tall cupboard with rolled edged work surfaces and inset porcelain belfast style one and a quarter bowl sink unit with mixer tap. Plumbing for automatic washing machine. Low level wc.

OPEN PLAN KITCHEN/DINING ROOM: 5.27m x 2.60m (17' 3" x 8' 6") Vaulted ceiling with downlighters, tiled floor, uPVC double glazed french doors opening onto the rear garden flanked by uPVC double glazed windows. Further high level window to side aspect. Radiator. The kitchen area is furnished with a range of modern wall and floor units with contrasting work surfaces and glass tiled surrounds, inset one and a quarter bowl sink with mixer tap, plumbing for dishwasher, built in hob with canopied extractor above and Neff double oven beneath. Kick space heater.

FIRST FLOOR

LANDING: uPVC double glazed window, access to roof space, cupboard with Vaillant gas fired combination boiler.

BEDROOM: 3.58m x 3.41m (11' 8" x 11' 2") Dual aspects with uPVC double glazed windows, radiator. Built in wardrobe (excluded from measurements).

BEDROOM: 3.64m x 2.81m (11' 11" x 9' 2") uPVC double glazed window, radiator. Built in wardrobe (excluded from measurements).

BEDROOM: 2.68m x 2.26m (8' 9" x 7' 4") uPVC double glazed window, radiator. Bulkhead shelf (included in measurements).


OUTSIDE

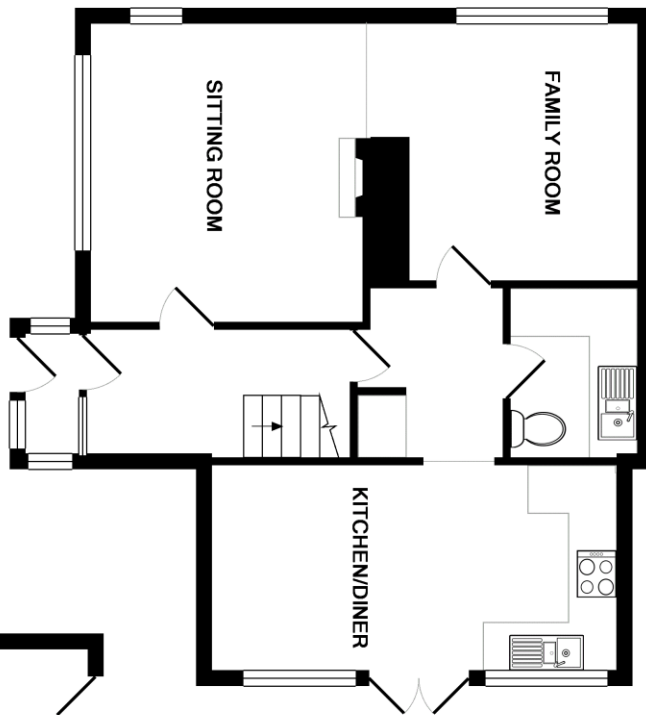
The property stands on beautiful corner plot gardens. To the front and side there is a mature Beech hedge with the front garden being laid to lawn with a gravel bed and a mature Silver Birch Tree. To the side the garden is attractively landscaped laid to lawn with shrubs and bushes. A side gate leads to the good size **ENCLOSED REAR GARDEN** some 12m (39') wide and 10m (32') deep which is a very special feature of the property. It is attractively landscaped with lawn, wood chip beds, mature shrubs and bushes, gravels and a feature ornamental pond. It is a very private setting and within the garden there is a **DETACHED TIMBER CLAD GARDEN STUDIO** with internal measurements 3.74m x 2.74m (12' 3" x 9') uPVC double glazed french doors opening on the garden and uPVC double glazed window and a separate entrance door. Internally the room has ceiling mounted downlighters and is ideal for a home office, play room, leisure room etc. At the far end of the garden is a **GARAGE** 4.88m x 2.87m (16' x 9' 4") with a connecting personal door to the garden and electric up and over door, window, power and light. To the front of the garage there is a block paved driveway providing parking for two to three vehicles.

DIRECTIONS: From our office in Bath Road, Saltford proceed on the A4 in the direction of Bristol and take the first left into Grange Road. Take the next turning left into Claverton Road West continue along Claverton Road West and take the second turning left into Witney Close. The property will be found on the left hand side.

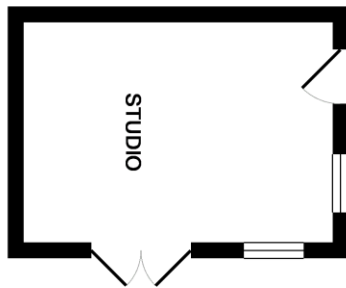
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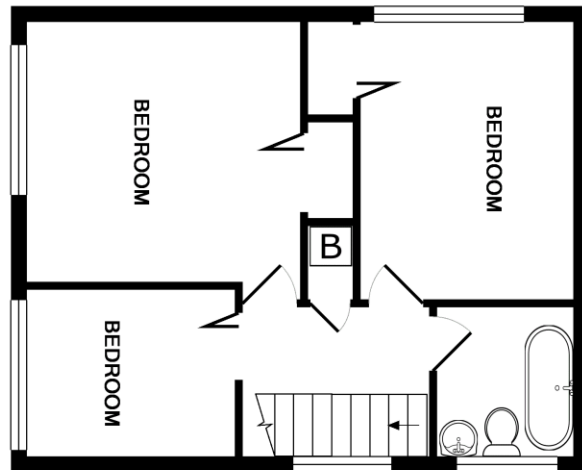
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 66.2 SQ.M.
(713 SQ.FT.)



TOTAL APPROX. FLOOR AREA 106.1 SQ.M. (1142 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 39.9 SQ.M.
(429 SQ.FT.)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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