

# DAVIES & WAY

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20 Uplands Road Saltford Bristol BS31 3JJ



£725,000

A lovely family home. Very well presented attractive individual detached house with beautifully appointed accommodation and generous room sizes throughout. Set in a highly desirable location with a large level garden.

\* Spacious hallway \* sitting room \* dining room \* study \* live in kitchen opening onto conservatory \* utility room \* cloak/wc \* 3 double bedrooms \* en suite shower to master bedroom \* family bathroom \* ample driveway parking \* garage \* circa 100ft deep rear garden \*



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## 20 Uplands Road Saltford Bristol BS31 3JJ

This very well presented individual detached house originally dates from the 1950's and has been sympathetically extended and modernised to provide excellent family accommodation with tasteful neutral decor throughout.

Uplands Road is one of the most sought after locations in the village and number 20 has the advantage of a large garden to the rear approximately 100ft in depth. On the ground floor, the property is approached through a spacious entrance hall from which a staircase leads to the first floor. The ground floor accommodation comprises a cloak room/wc, sitting room, separate dining room and study and a large family kitchen which opens on to a large conservatory. There is also a useful utility room situated off the kitchen. On the first floor, there are three well proportioned bedrooms with the master bedroom having an en suite shower room and the other bedrooms being served by a family bathroom.

On the outside there is a gravelled driveway to the front with a well tended garden together with a garage. The rear garden is a particular feature of the property being approximately 100ft deep, it is level and beautifully landscaped laid to lawn with richly stocked flower and shrub borders and a number of trees.

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

Front door with double glazed coloured leaded panels leading to

**HALLWAY:** A spacious introduction to the property, the hallway has Karndean flooring and a staircase rising to the first floor with turned spindle balaustrading and a cupboard beneath. Radiator. Wall mounted alarm panel.

**CLOAK/WC:** uPVC double obscure glazed window, low level wc and pedestal wash hand basin with tiled splashback. Karndean flooring, radiator.

**SITTING ROOM:** 5.76m x 3.79m (18' 10" x 12' 5") uPVC double glazed window to front aspect and uPVC double glazed french doors to rear garden flanked by matching side windows. Two radiators. Attractive fireplace with period style inset and living flame gas fire.

**DINING ROOM:** 4.23m x 2.97m (13' 10" x 9' 8") Sliding double glazed french door to side aspect, cupboard with Megaflo hot water cylinder. Glazed double doors to

**STUDY:** 2.32m x 2.25m (7' 7" x 7' 4") With separate door to hallway, uPVC double glazed window to front aspect, radiator.

**LIVE IN FAMILY KITCHEN:** 8.61m x 3.40m (28' 2" x 11' 1") Formed from the kitchen which opens with a wide arch onto a large uPVC double glazed conservatory with a glass roof. uPVC double glazed window to side aspect, tiled floor. The kitchen area has ceiling mounted downlighters and is furnished with an excellent range of modern wall and floor units providing drawer and cupboard storage space with granite work surfaces, upstands and tiled surrounds. Inset one and a quarter bowl sink unit with mixer tap and separate hot and cold drinking water tap, integrated Neff dishwasher, fridge and freezer and larder cupboard. Burgundy Rangemaster range cooker with granite back panel and matching hood. The conservatory area has fitted blinds, two radiators and french doors leading to the terrace at the rear of the house.

**UTILITY ROOM:** 2.32m x 1.90m (7' 7" x 6' 2") uPVC double glazed window to rear aspect, tiled floor, radiator. Fitted units with rolled edged work surfaces and upstands, belfast style sink with mixer tap, plumbing for automatic washing machine.

### FIRST FLOOR

**LANDING:** Approached by a turning staircase with a uPVC double glazed window which overlooks the rear garden and is situated at the half landing level. Access to roof space.

**BEDROOM ONE:** 4.22m x 3.80m (13' 10" x 12' 5") uPVC double glazed windows to front aspect with views to Kelston Roundhill, radiator. Range of built in furniture including wardrobes, top boxes, bedside cabinets and dressing table (all included in measurements).

**EN SUITE SHOWER ROOM:** uPVC double glazed window to rear aspect, fully tiled walls and Karndean flooring, radiator. White suite with chrome finished fittings comprising low level wc, wash hand basin set in vanity unit with cupboard beneath, corner shower enclosure with thermostatic shower head. Heated towel rail.

**BEDROOM TWO:** 3.60m x 3.42m (11' 9" x 11' 2") uPVC double glazed windows to side and rear aspects, built in wardrobe (excluded from measurements). Radiator.

**BEDROOM THREE:** 3.35m x 3.0m (11' x 9' 10") uPVC double glazed window to front aspect with views to Kelston Roundhill, radiator. Range of built in wardrobes (included in measurements).

**FAMILY BATHROOM:** Two uPVC double glazed windows to front aspect, fully tiled walls and floor. White suite with chrome finished fittings comprising corner bath, columned pedestal wash hand basin, low level wc and corner shower enclosure with thermostatic shower head. Radiator.

### OUTSIDE

To the **FRONT** of the property there is a dwarf brick wall to Uplands Road and a cerney gravelled driveway providing ample off street parking and turning space while the front garden is laid to lawn with flower and shrub borders. To one side is a **GARAGE** 4.93m (16' 2") plus recess x 2.42m (7' 11") up and over entrance door, uPVC double glazed window, power, light and water connected, gas fired combination boiler (situated within the recess area).

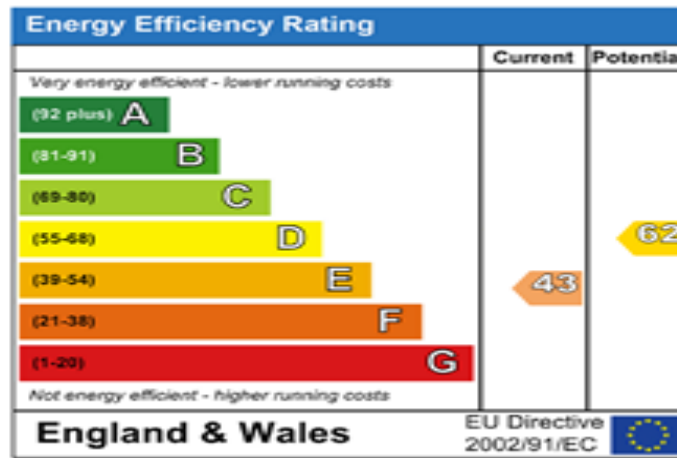
There is a gated side access leading to the **LARGE WESTERLY FACING REAR GARDEN** some 30m (100') deep and 12m (39') wide. The garden is level and provides a delightful setting for the house. There is a paved terrace immediately to the rear of the property beyond which there is a well tended lawn with richly stocked flower and shrub borders with a number of trees. At the far end of the plot there is a timber garden shed.

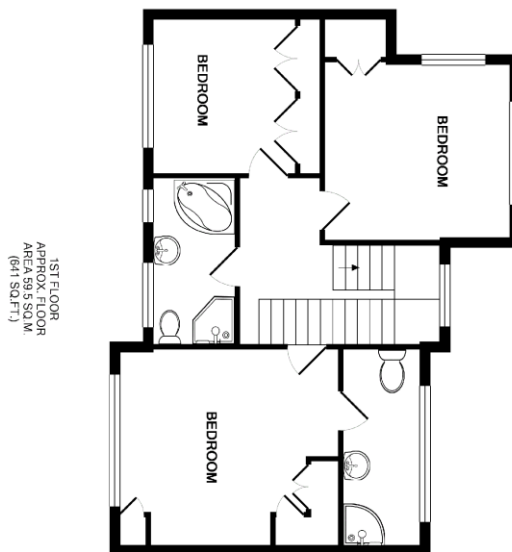
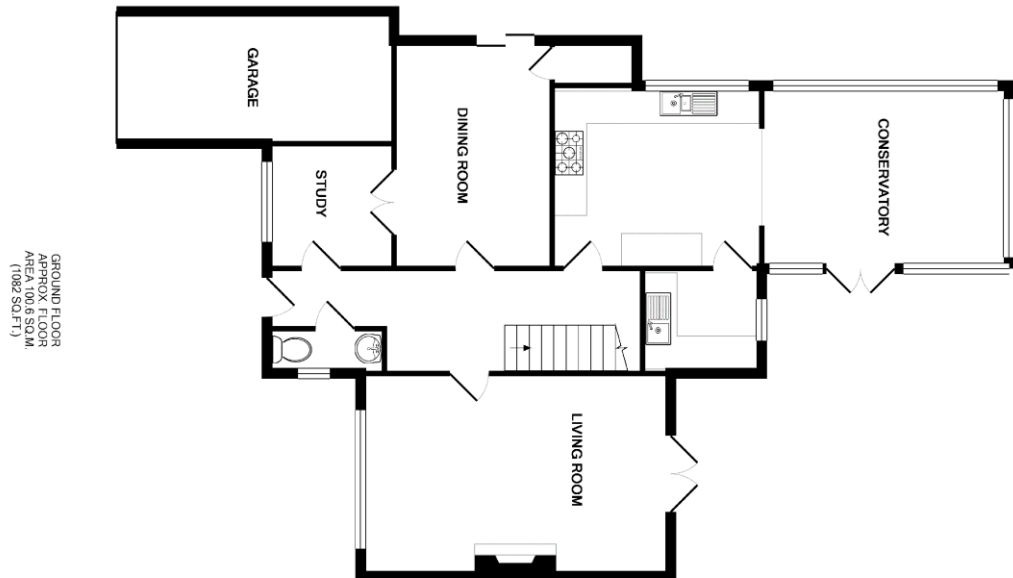
**DIRECTIONS:** From our office in Bath Road Saltford proceed on the A4 in the direction of Bath take the right hand turning into Uplands Road where number 20 will be found on the right hand side.

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

**REF UWR1067**







TOTAL APPROX. FLOOR AREA 160.1 SQ.M. (1723 SQ.FT.)

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