



G R E G O R Y S
— E S T A T E A G E N T S —

4 Raleigh Close
Saltford, BS31 3LG

£500,000



This lovely detached family home, set within this quiet cul-de-sac in Saltford with easy access to open countryside, is only a few minutes' walk from the highly acclaimed primary school. The property, which is presented to an exemplary standard throughout, is a generously sized four bedroom home and is perfect for any family. Internally the property comprises an entrance hallway which provides access to the lounge, cloakroom, garage and utility. The lounge benefits from a floor to ceiling window overlooking the front garden, a wood burning stove and a large opening to the open plan kitchen and dining room. The open plan kitchen and dining room spans the entire width of the property with French doors providing access to the rear garden. The kitchen, which has been recently replaced, is impressive and provides an abundance of storage units and integrated appliances. The first floor has four bedrooms: three doubles and a generous single. The principal bedroom benefits from large fitted wardrobes. The landing also provides access to a good-sized loft and a further storage cupboard. Completing the accommodation is the family bathroom, with a three-piece white suite. Externally the property includes a driveway and a multipurpose garage which further serves as a well-equipped utility area, in addition to providing ample storage. The mature and well-maintained garden to the rear is private and provides a lovely space for the family to enjoy.

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ACCOMMODATION

ENTRANCE HALLWAY

Upvc entrance door with obscure double glazed insert and matching side panel window to the front aspect, Oak flooring, radiator, doors to the cloakroom and garage, door with glazed inserts to the lounge

CLOAKROOM

A two piece white suite comprising a close coupled wc and wash hand basin, heated towel radiator, obscure double glazed window to the front aspect

LOUNGE 15' 7" x 13' 6" (4.75m x 4.12m)

Double glazed 'Picture' window to the front aspect, a vertical column radiator, wood burning stove set on slate hearth, stairs leading to the first floor with under stairs storage cupboard, archway leading to the kitchen/diner

OPEN PLAN KITCHEN DINING ROOM 21' 1" x 11' 9" (6.43m x 3.59m)

Double glazed window and 'French' doors with matching side panel windows to the rear aspect, vertical column radiator, LVT flooring. The kitchen has been recently replaced and comprises a large number of fitted wall and base units with work surfaces over and matching up-stands, integrated dishwasher, double oven and five ring gas hob with extractor hood over, space for a fridge/freezer, one and a half bowl sink and drainer unit with mixer taps over

FIRST FLOOR LANDING

Stairs leading from the ground floor, double glazed window to the side aspect, loft hatch, storage cupboard, doors to rooms

BEDROOM ONE 12' 11" x 9' 9" (3.94m x 2.98m)

Double glazed window to the front aspect, radiator, fitted wardrobe

BEDROOM TWO 10' 11" x 10' 2" (3.34m x 3.11m)

Double glazed window to the rear aspect, radiator

BEDROOM THREE 10' 11" x 8' 11" (3.33m x 2.72m)

Double glazed window to the rear aspect, radiator

BEDROOM FOUR 11' 4" x 8' 9" (3.46m x 2.67m)

(Measurements taken into maximum points) A generous single room with double glazed window to the front aspect, radiator

BATHROOM 7' 3" x 6' 9" (2.22m x 2.06m)

A three piece white suite comprising a close coupled wc and wash hand basins set in vanity unit with storage under, panelled bath with shower over, tiled walls to wet areas, obscure double glazed window to the side aspect, spot lighting, tile effect flooring, heated towel radiator

FRONT ASPECT

Driveway providing off street parking, areas to laid to lawn, side pedestrian access gate leading to the rear aspect

REAR ASPECT

A large patio laid to paving, a large expanse of lawn with mature borders of plants, shrubs and trees, enclosed by boundary fencing, shed located to the side aspect

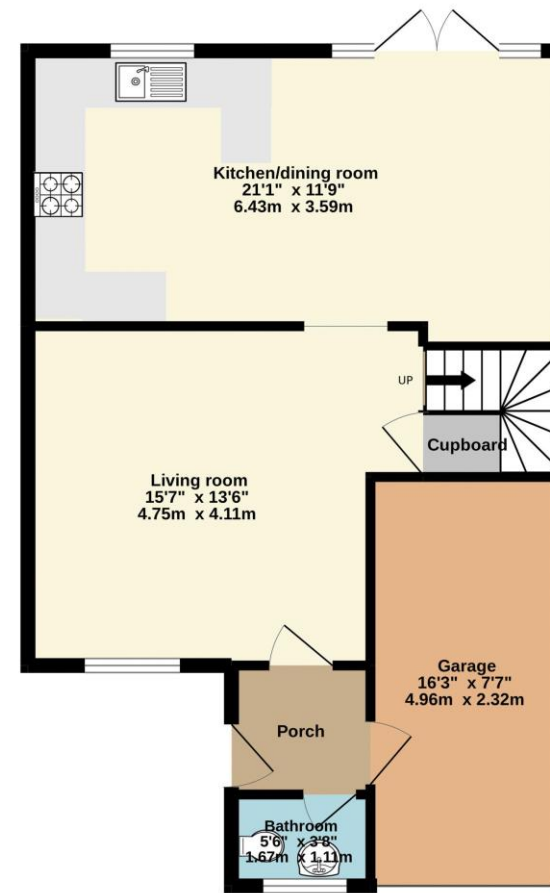
GARAGE 16' 3" x 7' 7" (4.96m x 2.32m)

Electric roller door providing vehicle access from the driveway, personal door to the hallway, power and light supply, a utility area with work surface over with space and plumbing for a washing machine and tumble dryer over, ample storage/ work space

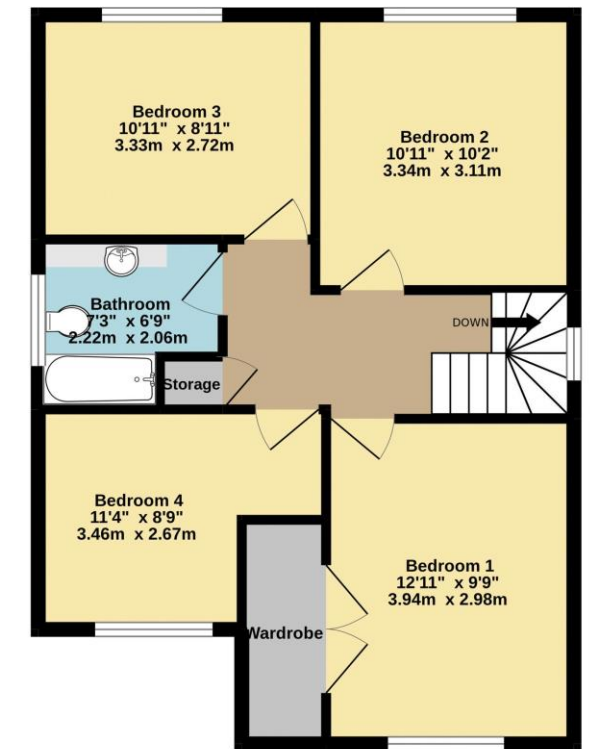




Ground Floor
631 sq.ft. (58.6 sq.m.) approx.



1st Floor
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1206 sq.ft. (112.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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