



Positioned within this favourable spot within Saltford, only a moments walk from the recently rated 'Outstanding' Primary School, can be found this delightful semi detached home. This three bedroom family home benefits a driveway and garage providing off street parking and a private, westerly rear garden. The side elevation provides superb potential for future expansion of the existing development, subject to the relevant permissions. Internally this well presented property is bathed in natural light due to the large windows, whilst also offering far reaching views, none more so than to the front aspect. An entrance porch and hallway provide access, with the kitchen/diner taking pride of place overlooking the front garden with an access door to the side lobby and a large opening to a full width lounge with access and views directly onto the sunny rear garden. The side lobby leads to the single garage, whilst also providing pedestrian access from the front aspect directly to the rear. To the first floor a spacious landing leads to three bedrooms, all offering generous proportions, with the principle bedroom overlooking the rear garden. A bathroom and separate cloak. comprise of a modern three piece white suite. A truly delightful semi-detached home - perfect for any family or couples alike.

50 Claverton Road West Bristol, BS31 3DS

£460,000



ACCOMMODATION

ENTRANCE PORCH

Upvc double glazed entrance door with matching side panel windows to the front aspect, wood flooring, upvc door with obscure double glazed inserts and matching side panel window to the hallway

HALLWAY

Stairs leading to the first floor, radiator, wood flooring, storage cupboard, doorway to the kitchen / diner

KITCHEN / DINER 15' 10" x 9' 10" (4.82m x 3m)

A selection of built in wall and base units with roll top work surfaces over, sink and drainer unit with mixer taps over, tiled splash backs, integrated oven and gas hob with extractor hood over, space and plumbing for a washing machine, dishwasher and fridge/freezer. Contemporary vertical column radiator, wood flooring, dual aspect double glazed windows to the front and side aspect, Upvc double glazed door leading to the side lobby, spot lighting, coved ceiling, built in dresser, large opening to the lounge

LOUNGE 16' 0" x 10' 2" (4.88m x 3.10m)

Upvc double glazed door with double glazed inserts and matching side panel windows with further double glazed window to the rear garden, spot lighting, radiator, chimney recess with brick surround, inset shelving

SIDE LOBBY

Solid wooden door providing access to the front garden, wooden door with obscure glazed inserts leading to the rear garden, door to the garage

GARAGE 16' 7" x 9' 1" (5.05m x 2.76m)

Up and over door providing vehicle access from the driveway, glazed windows, power and lighting

FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, airing cupboard housing a 'Vaillant' gas combination boiler, 'Oak' doors leading to

BEDROOM ONE 16' 1" x 9' 10" (4.90m x 3.00m)

Two double glazed windows to the rear aspect, radiator, spot lighting, storage recess, a selection of built in wardrobes, painted floorboards

BEDROOM TWO 10' 11" x 9' 0" (3.33m x 2.75m)





Double glazed window to the front aspect enjoying far reaching

Double glazed window to the front aspect enjoying the views,

A two piece white suite comprising a panelled bath with mains

shower over and a feature circular bowl set on an Oak wood

work surface with storage under, tiled walls to wet areas,

laminate flooring, chrome heated towel radiator, spot lighting, two obscure double glazed windows to the side aspect

A white low level wc, laminate flooring, obscure double glazed

A driveway providing off street parking leading to the single

garage, area of lawn, pathway providing pedestrian access to

Benefitting a westerly orientation, this private garden wraps

around to the side aspect with potential for future development

of the existing development (subject to the relevant planning

permissions). Mainly laid to lawn with borders of mature plants,

trees and shrubs. Patio areas laid to paving and stone shingle,

the front door and the side door leading to the side lobby

views, radiator, spot lighting, fitted wardrobes

radiator, spot lighting, storage cupboard

BATHROOM

SEPARATE WC

FRONT ASPECT

REAR ASPECT

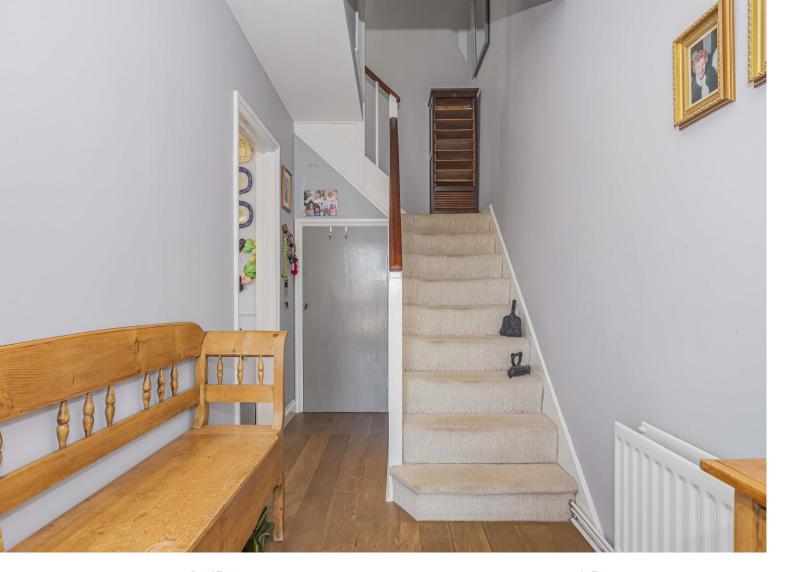
window to the side aspect

enclosed by boundary fencing

BEDROOM THREE 10' 11" x 6' 10" (3.33m x 2.08m)



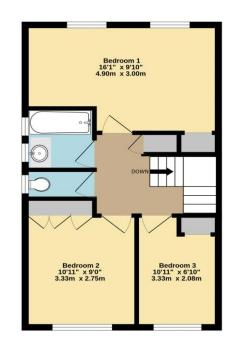




Ground Floor 643 sq.ft. (59.7 sq.m.) approx



1st Floor 447 sq.ft. (41.5 sq.m.) approx.



14/07/2023, 08:37

Energy performance certificate (E	
50 Claverton Road West Saltford BRISTOL BS31 3DS	Energy rating
Property type	S
Total floor area	84

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.





Valid until: 11 July 2033

Certificate number: 5800-3427-0922-0297-3373

emi-detached house

4 square metres

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60