



2a Claverton Road, Bristol, BS31 3DP

Offers Over £550,000

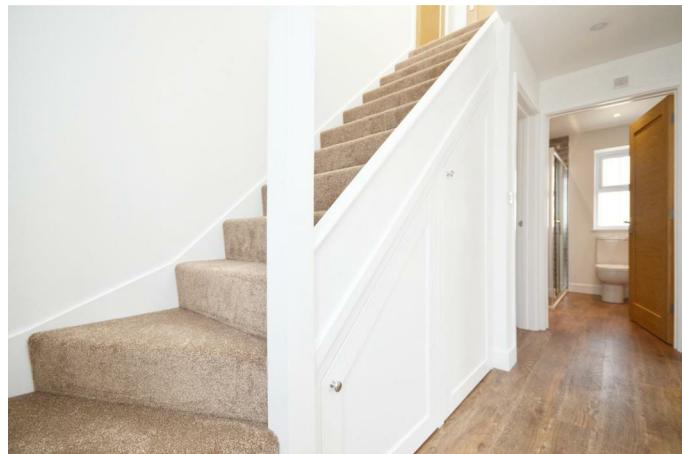
****New Build**** Welcome to this exquisite new build bungalow located on the popular Claverton Road in Saltford. This delightful detached property will offer a perfect blend of modern living and comfort, making it an ideal choice for anyone seeking a low-maintenance home in a tranquil setting.

As you step inside, you will be greeted by an open plan kitchen/living/dining room that provides an inviting space for entertaining guests or enjoying peaceful evenings with family. The bungalow features two well-proportioned bedrooms, ensuring ample room for relaxation and rest. The thoughtfully designed shower rooms add a touch of elegance and practicality to the home.

One of the notable advantages of this property is the convenient parking available for two vehicles with EV charging point, catering to families or individuals with multiple cars. The location is particularly appealing, as it offers easy access to local shops, amenities, Saltford Primary School, all within walking distance along with being in the catchment area for the highly regarded Wellsway School in Keynsham. For those who enjoy the outdoors, the area boasts beautiful riverside walks, scenic countryside paths, and the nearby Saltford Golf Club, perfect for leisurely afternoons. Additionally, you can unwind at the charming riverside pubs

Entrance via composite double glazed obscured door into

Hallway



Stairs rising to first floor landing, understairs storage cupboard housing washing machine, Karndean flooring, doors to

Study

9'1" x 5'10" (2.78 x 1.78)



uPVC double glazed window to front aspect, uPVC double glazed window to side aspect, Karndean flooring, underfloor heating.

Bedroom Two

13'2" 9'2" (4.03 2.80)



Two uPVC double glazed windows to side aspect, underfloor heating.

Downstairs Shower Room

7'0" x 5'8" (2.15 x 1.73)



Obscured uPVC double glazed window to rear aspect, contemporary suite comprising walk in shower cubicle with rainfall shower over, close coupled w/c, wash hand basin with mixer tap and storage beneath, part tiled, Karndean flooring, spot lights, extractor.

Open Plan Kitchen/Dining/Living Area

29'10" x 11'2" (9.11 x 3.42)



uPVC double glazed windows to front and side aspects, uPVC double glazed door opening to rear garden, a range of wall and floor units with granite worksurface

over and sink unit, Bosch induction hob, Bosch integrated oven and grill with extractor over, integrated dishwasher, space for freestanding fridge freezer, open plan into living area with uPVC double glazed patio doors to rear garden, Karndean flooring, spotlights, underfloor heating.

First Floor Landing

Double glazed Velux window to front aspect, storage cupboard with wooden shelving for linen, doors to

Master Bedroom

12'4" x 9'11" (3.77 x 3.03)



uPVC double glazed window to side aspect, double radiator.

Bathroom

12'2" x 5'2" (3.73 x 1.59)



Double glazed Velux window to side aspect, paneled bath with shower attachment over, close coupled w/c, wash hand basin with mixer taps and storage beneath, heated towel rail, wood effect flooring, part tiled, extractor fan.

Outside

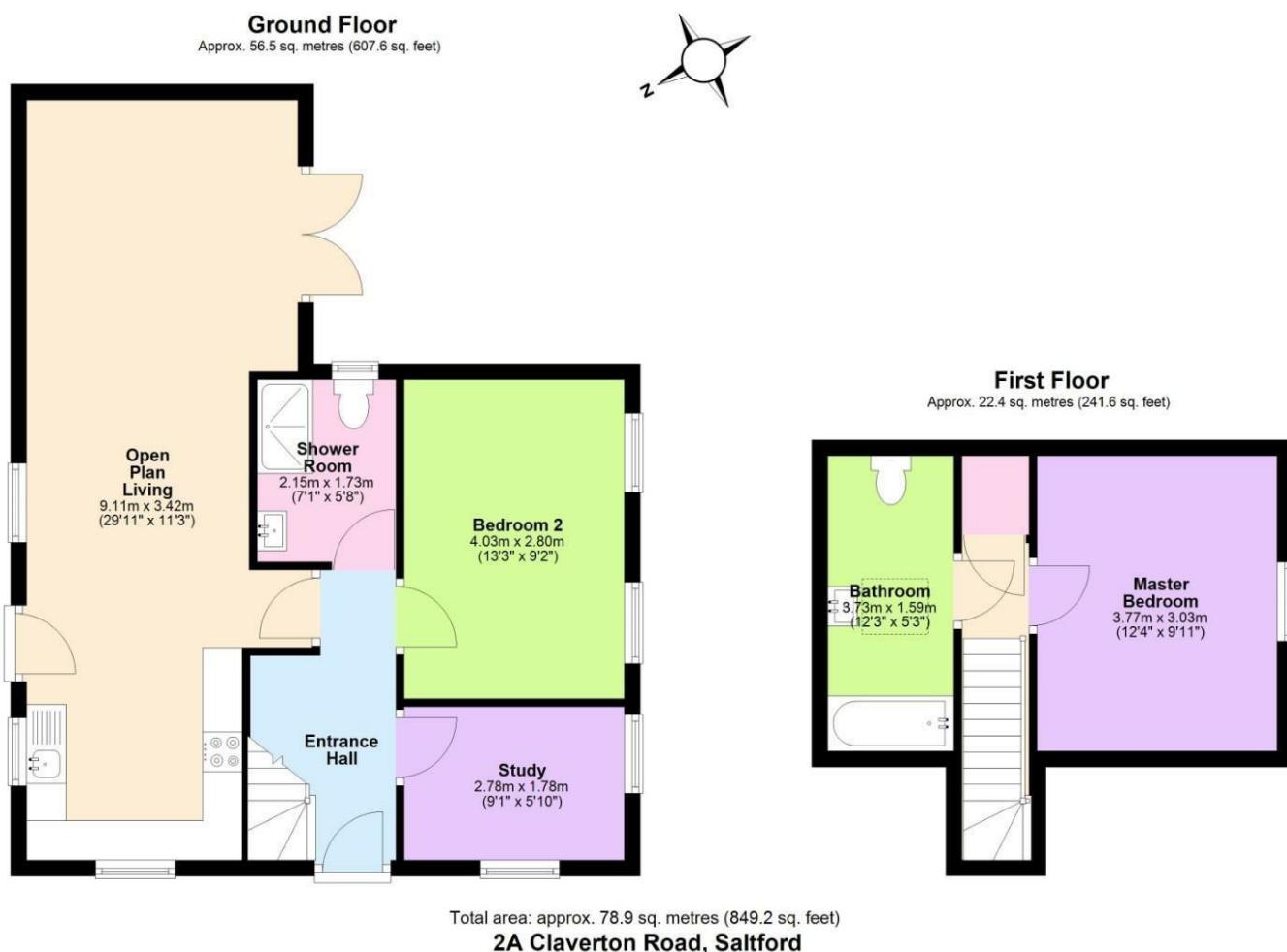


A block paved driveway provides off street parking for several vehicles and access to the front door. The rear garden has a patio area immediately adjacent to the property ideal for garden furniture, the remainder is laid to lawn and is fully enclosed by wooden fencing with a pedestrian gate giving access to the side. A garden shed and bike store are also included in the sale.

Directions

Sat Nav BS31 3DP

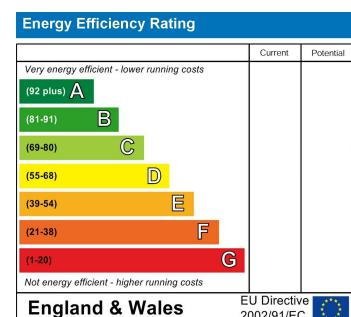
Floor Plan



Area Map



Energy Efficiency Graph



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