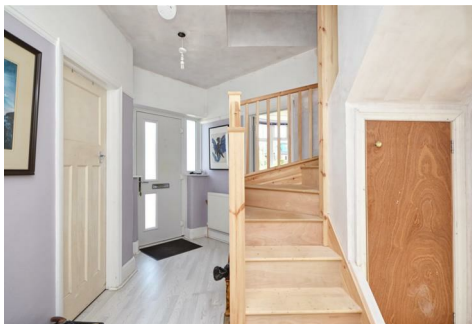




52 Manor Road, Bristol, BS31 3AB

Offers Over £775,000

Nestled on the charming Manor Road in Salford, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in 1938, this four-bedroom dormer bungalow has been thoughtfully updated by the current owners, ensuring a modern living experience while retaining its classic appeal. The property boasts two spacious reception rooms, providing ample space for relaxation and entertainment.

The heart of the home is the lovely open-plan kitchen and dining room, which enjoys splendid views across the well-maintained mature rear garden. This area is perfect for family gatherings or hosting friends, with the garden serving as a picturesque backdrop. The property features uPVC double glazing and gas-fired central heating, ensuring warmth and energy efficiency throughout the seasons.

With four bedrooms, including ensuite facilities in one of the bedrooms, this bungalow offers flexibility and convenience for families or guests. The utility room adds to the practicality of the home, making daily chores a breeze. The outdoor space is a true haven for gardening enthusiasts, featuring well-stocked borders, a greenhouse, and a vegetable garden, all set within a mature garden that provides a tranquil escape. The driveway accommodates parking for several vehicles, enhancing the property's appeal.

Entrance via front door into

Hallway



Obscured uPVC double glazed windows to front aspect, wood effect flooring, single radiator, picture rails, storage cupboard, airing cupboard housing Worcester gas boiler with wooden shelving for linen, doors to

Bathroom

8'10" x 5'4" (2.71 x 1.64)



Obscured uPVC double glazed window to side aspect, suite comprising low level w/c, wash hand basin with chrome mixer tap over, panelled bath with shower attachment over, coving, single radiator, tile effect flooring.

Bedroom Three

12'4" x 11'6" (3.76 x 3.53)



uPVC double glazed feature bay window to front aspect, 2 single radiators, wood effect flooring, panelled ceilings, shelving, built in wardrobes mirror fronted wardrobes with hanging rail and shelving.

Bedroom Two

10'11" x 10'1" (3.34 x 3.09)



uPVC double glazed feature bay window to front aspect, single radiator, panelled ceilings, picture rail, step down into

Dressing Room

8'1" x 7'8" (2.48 x 2.34)

uPVC obscured double glazed window to front aspect, single radiator, coving, wood effect flooring, further hinged door into

En-Suite/Laundry

8'1" x 7'10" (2.48 x 2.39)



Obscured uPVC double glazed window to side aspect, tile effect flooring, single radiator, chrome heated towel rail, low level w/c, large ceramic sink with mixer tap over, worksurface space with storage beneath and plumbing for white goods including washing machine and tumble drier, large shower cubicle with hinged curved glazed door and mains rainfall shower with separate attachment over and water jets, light and extractor.

Sitting Room

26'3" x 11'11" (8.01 x 3.64)



2 double radiators, coving, feature woodburning stove with glazed hearth and tiled surround, storage cupboard with shelving and hanging space, two openings into

Open Plan Kitchen/Dining Room

25'1" x 16'0" (7.67 x 4.89)

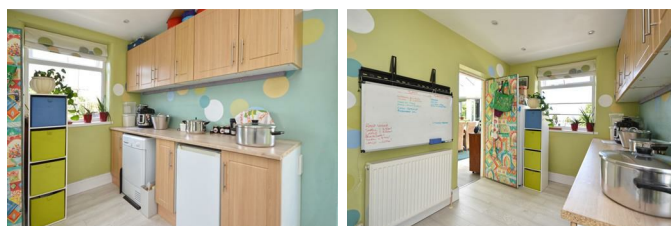


uPVC double glazed windows to rear aspect enjoying lovely views across the garden, bi-folding doors to

raised decking area, glazed large lantern roof with lights and powered Velux opening, wood effect flooring, a range of wall and floor units with worksurface over, 1 1/2 bowl sink drainer unit with mixer taps, built in Neff oven and grill, electric hob with extractor hood with light over, space and plumbing for American style fridge freezer, integrated microwave, space and plumbing for full sized dishwasher, pan drawers, space for bar stools, door to

Utility Area

12'0" x 7'8" (3.67 x 2.36)



uPVC double glazed door to side aspect, uPVC double glazed window to rear aspect, double radiator, wood effect flooring, built in alcove storage with shelving, a range of wall and floor units with worksurface over, space for tumble drier, space fridge freezer, inset spots.

First Floor Landing

10'9" x 5'7" (3.29 x 1.72)

Door to

Master Bedroom

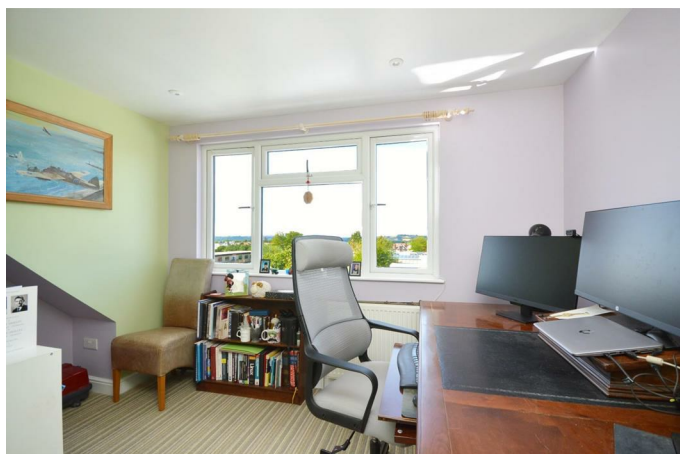
19'0" x 14'9" (5.81 x 4.51)



uPVC double glazed windows to both front and rear aspect enjoying amazing views, uPVC double glazed sliding doors to a raised decking area, double radiator, 2 single radiators, ample space for clothes.

Study/Bedroom Four

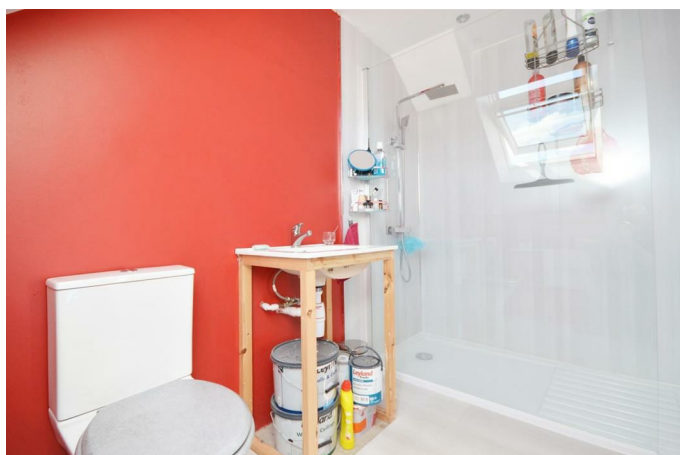
10'9" x 10'0" (3.29 x 3.06)



uPVC double glazed window to rear aspect enjoying amazing far reaching views, single radiator.

Shower Room

9'8" x 6'2" (2.95 x 1.89)



Velux window to front aspect, single radiator, eaves storage space with light, low level w/c, wash hand basin with mixer tap over, walk in shower cubicle with fixed glazed shower screen with rainfall shower with separate shower attachment over, chrome heated towel rail, inset spots, extractor.

Outside



The front of the property is laid mainly to gravel providing off street parking for a number of vehicles with raised planted borders containing fruit trees, perennials and ground cover. The front is enclosed partly by wrought iron railings and a featheredge

fence. There is access to the rear garden via block paved pathways to both sides. The rear garden has a large raised decking area immediately adjacent to the property ideal for al fresco dining, wooden steps lead down to the remainder of the garden which is laid mainly to lawn with well stocked deep planted borders containing herbaceous perennials, plants, shrubs and climbers. There is a central raised border containing similar plants and shrubs. There is undercroft storage accessed via a door, an ornamental pond is situated under the decking. At the bottom of the garden there is a well stocked vegetable garden. Two greenhouses and a wooden shed are also included in the sale. The rear garden is enclosed by wooden featheredge fencing. A potting shed is also located on the back of the house.

Outside Wooden Cabin/Studio



Power and light, uPVC double glazed windows and sliding doors to garden.

Directions

Sat Nav BS31 3AB

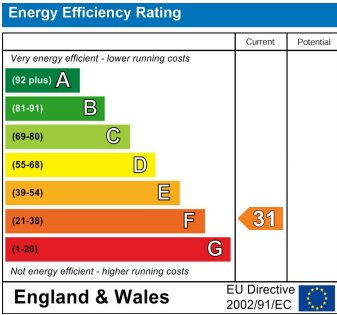
Floor Plan



Area Map



Energy Efficiency Graph



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