



55 Uplands Road, Bristol, BS31 3HW

Offers In The Region Of £550,000

Nestled on the desirable Uplands Road in Saltford, this immaculately presented three-bedroom semi-detached house from the 1950s is a perfect family home. Set on a corner plot, the property boasts three spacious reception rooms, providing ample space for relaxation and entertainment. The well-appointed kitchen is complemented by a convenient downstairs utility room and a separate w/c, enhancing the practicality of daily living.

The property features a delightful wrap-around rear garden, ideal for outdoor activities and family gatherings. A single-storey extension at the rear adds to the living space, making it a versatile area for various uses. With gas-fired central heating and uPVC double glazing throughout, comfort and energy efficiency are assured.

The property benefits from a driveway along with a single detached garage for additional storage or workshop needs. The location is particularly appealing, being in close proximity to local shops and Saltford Primary School, as well as falling within the catchment area for the highly regarded Wellsway School in Keynsham.

Entrance via double glazed front door with obscured glazed side panel into

Hallway

15'4" x 6'0" (4.69 x 1.85)



Single radiator, stairs rising to first floor landing, uPVC double glazed window to side aspect, understairs storage cupboard, Karndean flooring, doors to

Kitchen

10'0" x 9'8" (3.06 x 2.96)



uPVC double glazed window to side aspect, a range of wall and floor units with marble effect worksurface over, space for Rangemaster style cooker with glazed splash back and extractor hood over, 1 1/2 bowl stainless steel sink drainer unit with chrome mixer tap over, space and plumbing for dishwasher, serving hatch to dining room, built in fridge freezer, Karndean flooring, under unit lighting, small single radiator, inset spots, light tunnel, cupboard housing Worcester gas boiler, further door to

Downstairs W/C / Utility



Obscured uPVC double glazed window to rear aspect, Karndean flooring, low level w/c, worksurface space, single stainless steel sink with mixer taps over, space and plumbing for automatic washing machine, storage cupboards, chrome heated towel rail, inset spots, extractor.

Sitting Room

18'9" x 13'2" (5.73 x 4.03)



uPVC double glazed feature bay window to front aspect, double radiator., multi glazed doors to

Dining Room

10'0" x 9'6" (3.06 x 2.92)



Large single radiator, opening to

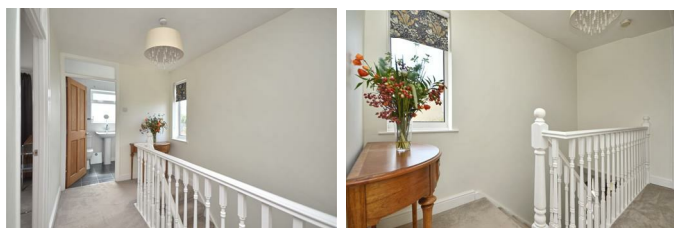
Sun Room

11'6" x 9'9" (3.52 x 2.99)



uPVC double glazed French doors and windows to rear aspect, 2 small double radiators, Velux windows.

First Floor Landing



uPVC double glazed window to side aspect, access to loft space, doors to

Master Bedroom

15'10" x 12'6" (4.85 x 3.82)



uPVC double glazed feature bay window to front aspect enjoying stunning views towards Kelston Roundtop, single radiator, a range of built in wardrobes.

Bedroom Two

13'3" x 12'5" (4.05 x 3.79)



uPVC double glazed window to rear aspect, large single radiator, picture rail.

Bedroom Three/Study

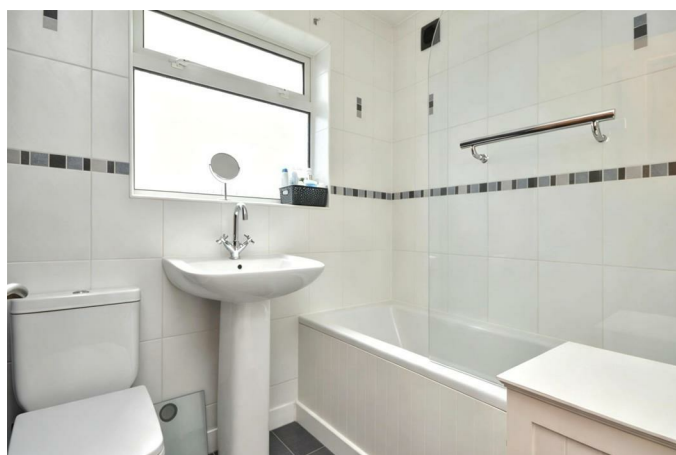
8'8" x 7'9" (2.66 x 2.37)



uPVC double glazed feature window to front aspect, single radiator, access to loft space via pull down ladder, coving.

Family Bathroom

6'9" x 5'5" (2.06 x 1.66)



Obscured uPVC double glazed window to rear aspect, suite comprising low level w/c, pedestal wash hand basin with chrome mixer tap over, panelled bath with hinged glazed shower screen and shower attachment over, mainly tiled, chrome heated towel rail, inset spots, extractor, mostly tiled walls.

Outside



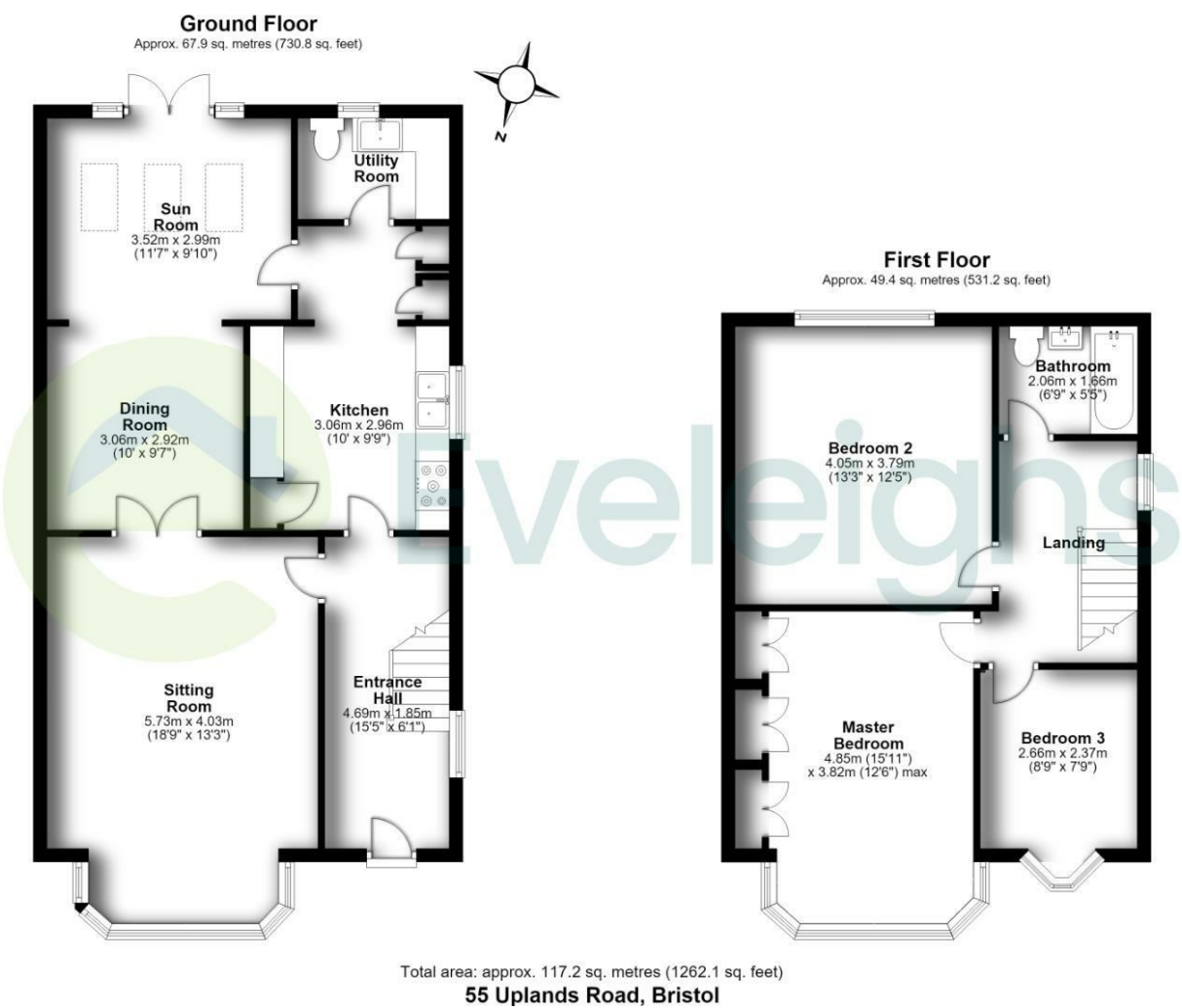
The front of the property is accessed via a wrought iron gate with a pathway leading to the front door, the remainder is laid to a small level lawn with mature borders and planted boundary hedging, a picket fence

gate gives access to the side and rear garden which is laid mainly to lawn with mature planted borders. Steps lead up to a corner decking area ideal for outside entertaining. A garden shed is included in the sale. The rear garden is enclosed by hedging and wooden fencing. There is a pedestrian gate giving access to the driveway and SINGLE GARAGE with metal up and over door.

Directions

Satnav BS31 3HW

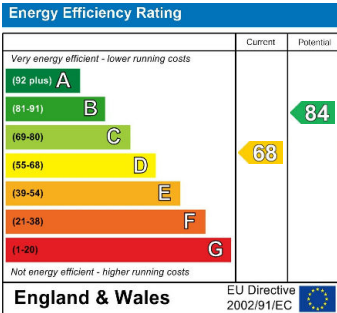
Floor Plan



Area Map



Energy Efficiency Graph



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