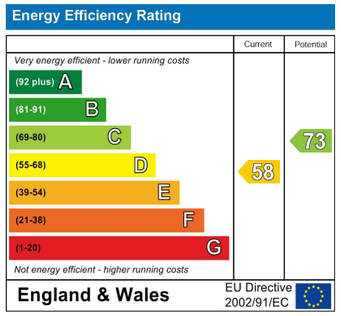
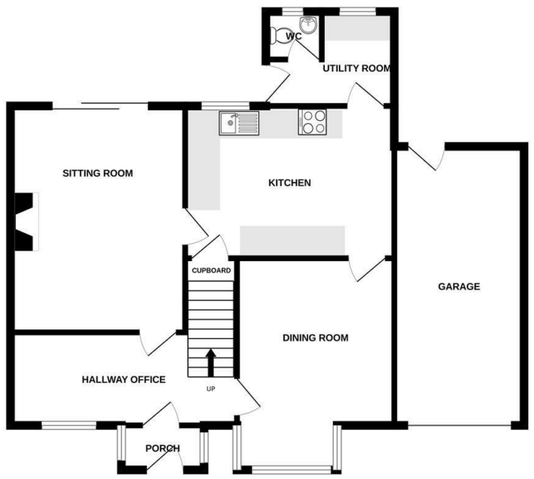
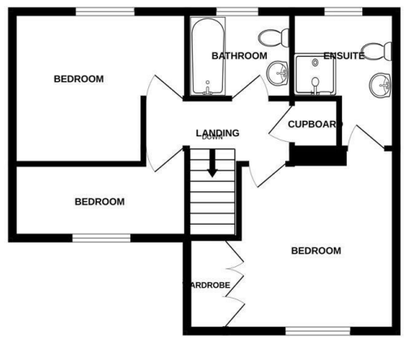


GROUND FLOOR
835 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

84 Bath Road, Bitton, Bristol, BS30 6HS



Price Guide £510,000

A well presented three bedroom detached home set back from the road in the popular village of Bitton. Offering a garage, ensuite to the principal bedroom, separate sitting and dining rooms, modern kitchen with utility and downstairs WC. Enjoying wonderful open views to the rear, with Bath and Bristol both easily accessible.

- South facing garden with far reaching views of countryside
- Garage and further driveway parking
- Set back from the road
- Bathroom and an Ensuite
- Downstairs office space
- Detached pretty house
- Three bedrooms
- Utility room and toilet
- Well positioned for access to Bristol and Bath
- Next to The Meadows Primary School

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RICS

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84 Bath Road, Bitton, Bristol, BS30 6HS

Situated along Bath Road in the desirable village of Bitton, this well presented three bedroom detached home offers a perfect balance of space, comfort and convenience.

Set back from the road, the property enjoys a sense of privacy and boasts a garage along with ample frontage. Inside, the home is thoughtfully laid out, featuring a separate sitting room and dining room—ideal for both relaxed family living and entertaining guests. The modern kitchen is well appointed with plenty of storage and workspace, complemented by a practical utility room and a convenient downstairs WC.

Upstairs, there are three generously sized bedrooms, including a principal bedroom with its own ensuite, providing a comfortable retreat. The remaining bedrooms are well served by the family bathroom.

To the rear, the property truly shines with wonderful open views, creating a beautiful and scenic backdrop that enhances the overall appeal of the home.

Bitton is a sought-after location offering a charming village atmosphere while being ideally positioned between Bath and Bristol. Residents benefit from easy access to both cities, whether for work, shopping, or leisure, as well as nearby countryside walks, local amenities, and well-regarded schools.

This attractive home is perfect for buyers seeking a blend of village living with excellent connectivity.

PORCH 1.80 x 0.93 (5'10" x 3'0")
Enclosed porch entered via a double glazed door with matching windows to either side, featuring tiled flooring and ceiling light. A wood door with multi-glass panels leads through to the hallway/office.

HALLWAY / OFFICE 4.74 narrow to 3.56 x 1.93 (15'6" narrow to 11'8" x 6'3")
Double glazed window to the front aspect. Laminate flooring and staircase rising to the first floor. A spacious area, currently used as an office, with radiator.

DINING ROOM 4.50 into bay x 3.33 (14'9" into bay x 10'11")
Double glazed box bay window to the front aspect. Radiator. Accessed from the hallway, with a further door leading through to the kitchen.

SITTING ROOM 4.72 x 3.66 (15'5" x 12'0")
Double glazed patio doors provide direct access to the garden and enjoy outstanding views. Stone fireplace with space for an electric fire inset. Radiator. Door leading through to the kitchen.

KITCHEN 4.38 x 2.70 ext to 3.17 (14'4" x 8'10" ext to 10'4")
Double glazed window to the rear aspect enjoying outstanding views. Fitted with modern white wall and base units incorporating cupboards and drawers with grey quartz worktops and matching upstands, creating a contemporary finish. Inset stainless steel sink with mixer tap, built-in Neff eye-level oven, electric hob with glass splashback and cooker hood, plus integrated dishwasher. Space for fridge freezer and useful understairs storage cupboard. Finished with vinyl flooring and coved ceiling.

UTILITY ROOM
Double glazed window to the rear aspect and radiator. Tiled flooring with laminate worktop space, offering provision for a washing machine and freezer. Wall mounted combi boiler. Door providing access to the rear garden.

WC 1.13 x 1.01 (3'8" x 3'3")
Double glazed frosted window. Tiled flooring with part-tiled walls. Comprising a toilet and wash hand basin.

LANDING
Loft access and a useful cupboard.

BEDROOM 3.66 x 3.77 to wardrobes (12'0" x 12'4" to wardrobes)
Double glazed window to the front aspect. Built-in mirror fronted wardrobes with storage cupboards above. Radiator and wall lights above the bed area.

ENSUITE
Double glazed window to the rear aspect. Large shower enclosure with glass sliding door and electric shower. Vanity sink unit with basin, heated towel rail and vinyl flooring.

BEDROOM 3.11 x 3.58 (10'2" x 11'8")
Double glazed window to the rear aspect enjoying lovely views. Radiator.

BEDROOM 3.69 x 1.65 (12'1" x 5'4")
Double glazed window to the front aspect. Radiator.

BATHROOM 2.21 x 1.76 (7'3" x 5'9")
Panelled bath with mixer tap, electric shower over and glass screen, complemented by aqua board surrounds. Comprising a toilet and pedestal wash hand basin with splashback. Vinyl flooring and double glazed window.

GARAGE 5.78 x 2.70 (18'11" x 8'10")
Double doors with rear personal access door. Power and light provided.

REAR GARDEN
Low level hedging to the rear enhances the outstanding views from the property's elevated position. Patio area ideal for alfresco dining, with a small lawn to the side of the property. Side access is also provided.

FRONT
Hedging and a low level wall to the front with fencing to the side. The property is accessed via a five-bar gate leading to a tarmac driveway providing off street parking, along with a lawned area and flower bed borders stocked with mature plants and shrubs.

TENURE
Freehold

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
local authority. South Gloucestershire
Services. All mains services connected
Broadband 1800 mps source Ofcom
Mobile Phone EE O2 Three Vodafone. All good outdoor signal Source Ofcom
property is located with in a coal mining reporting area



















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