



£895,000

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20 Nottingham Road Bishopston, Bristol, BS7 9DH

A beautiful home which has undergone an inspiring renovation, located in easy reach of St Andrews Park. The accommodation on the ground floor are two open plan reception rooms connected by two large stripped timber doors. The elegant living room has a bay with the original sashes, a parquet wood floor, ceiling coving, cornice, rose and an open fireplace. The parquet wood floor continues through to the connected rear reception room which also has an open fireplace, ceiling detail and built-in storage. An opening at the rear of the room leads into the impressive open plan kitchen dining space. This room has been thoughtfully designed creating a very stylish space perfect for entertaining and family life. The kitchen is fitted with a range of charcoal coloured shaker style units with integrated appliances and a contrasting white quartz work top. The central island fits four bar stools and is clad in timber with an under-mounted sink. The floor in the kitchen area has a striking geometric pattern with complements the softer tones of the parquet wood floor in the remainder of the room. Four velux windows and double pivot, bi-fold doors pull in lots of natural light and seamlessly link the garden.

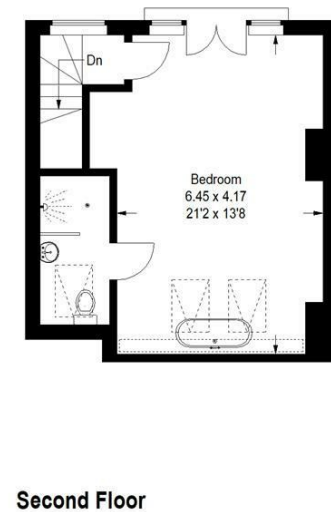
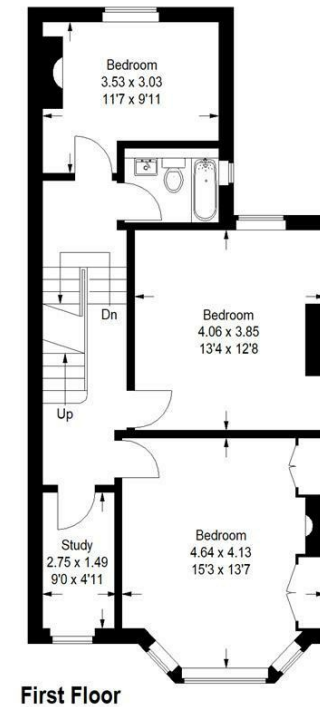
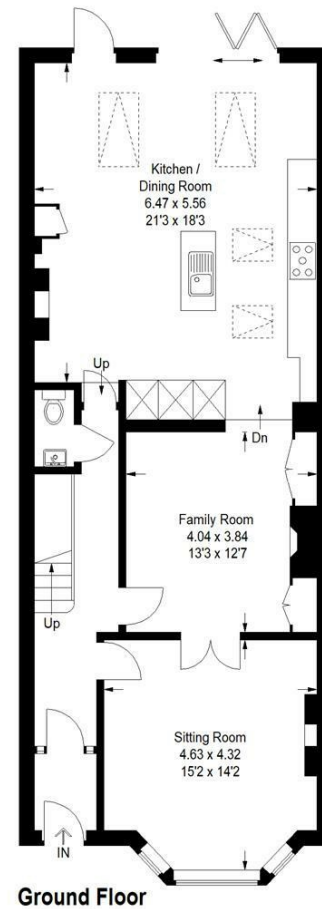


Stairs with a useful w/c underneath lead up to the first floor to three bedrooms, a study and a family bathroom. The front bedroom has a bay with original sash windows, a fireplace and two built-in wardrobes. The second and third double bedrooms both have a fireplace and windows facing the garden. The family bathroom is fitted with a sleek, modern suite including a wall hung basin, concealed cistern w/c and bath with shower over. A study is positioned at the front of the house and completes the first floor.

Stairs lead up to the stunning master suite which has a roll top bath tub, sky light windows and glazed doors on to a Juliet balcony. An opening connects the shower room and w/c which is finished with sophisticated, grey stone tiles.

Externally the garden has a decked seating area, lawn, shed, a couple of trees and a line of bamboo along the rear boundary providing a pleasant green back drop. At the front of the property is an off road parking space. This is an exceptional home on a popular road close to the shops, cafes and restaurants on Gloucester Road, St Andrews Park and in the APR for both Brunel Field and Sefton Park primary schools.





Nottingham Road

Approximate Gross Internal Area = 190.2 sq m / 2047 sq ft




 Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.
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