

elephant 



£470,000

5 Grittleton Road, Horfield, Bristol, BS7 0XA

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## 5 Grittleton Road Horfield, Bristol, BS7 0XA

A light and spacious 1930's semi-detached family home located on one of Horfield's most popular roads. The property has been well maintained by its current owners and has recently benefitted from new double glazing and a new boiler. The property has plenty to offer including three bedrooms, an open plan kitchen/diner, separate living room, detached garage and a 70ft x 30ft south east facing garden with side access. The property also possesses plenty of scope to further extend the current footprint subject to the usual consent.

Ground floor accommodation comprises; A main entrance with original stained glass front door leading into a generous hallway with oak effect wood floor and a useful W/C incorporated underneath the staircase. At the front of the property, the living room features double glazed bay window, a cast-iron fireplace with period surround, picture rail and a stripped wooden floor. Next door, the second reception room and kitchen have been completely opened up in order to create a light and bright, large open plan kitchen/dining space that is perfect for families and entertaining. The kitchen has been tastefully finished with shaker style wall and base units, contrasting worktops, tiled splash-backs and a range of integrated appliances. The dining area has ample space for a dining table and large sofa, whilst a wood-burning stove provides the main focal point for the room. Patio doors allow for plenty of natural light and provide direct access out onto the rear garden.

On the first floor are three bedrooms and a family bathroom. At the front of the property is a large double bedroom featuring a bay window, picture rail and fitted wardrobes. Adjacent, bedroom three is currently being used as a nursery. At the rear of the floor is another well-proportioned double bedroom benefitting from an original built-in wardrobe, picture





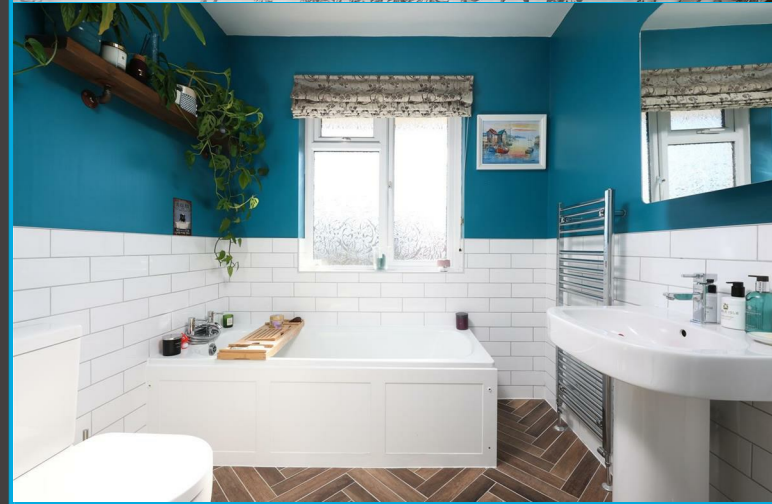
rail, whilst a double glazed window overlooks the rear garden. Completing this floor is a recently refurbished family bathroom featuring a modern white suite with separate walk-in shower, stainless steel fittings, metro style tiled splash-backs and a heated towel rail.

Externally, the front of the property bares the classic 1930s facade with off-street parking for two cars. Side access leads through to detached brick-built garage and onto a beautifully presented mature garden with south-easterly facing aspect that benefits from sunshine throughout the day. Presented in three sections consisting of a raised paved patio/seating area and a large manicured lawn bordered on both sides by planted beds that feature an extensive range of mature trees and shrubs. A trellis fence conceals a further section at the end of the garden currently set up as an allotment/vegetable patch.

5 Grittleton Road is a lovely family home that offers everything and more that the modern family could wish for. The property itself falls within catchment to some highly regarded schools and is well located close to all of the amenities that Gloucester Road has to offer as well as being just a short walk away from the Leisure Centre and the open green space of Horfield Common.



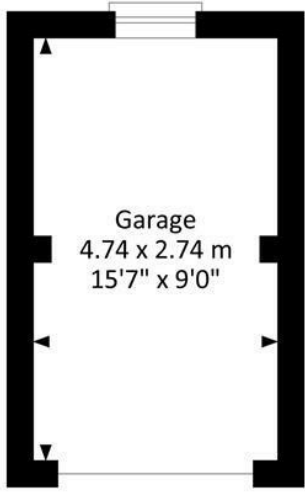
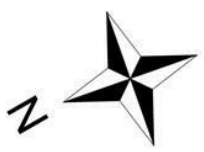




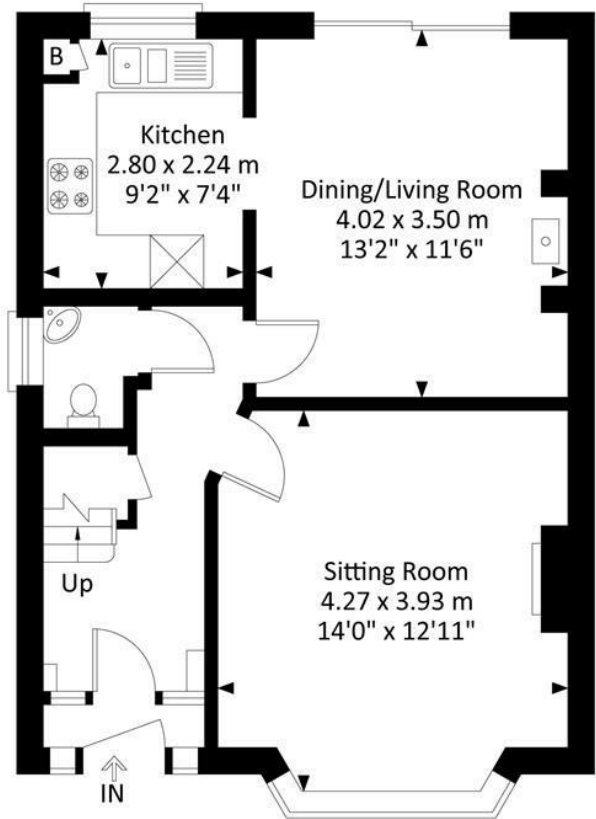
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Approximate Gross Internal Area = 95.90 sq m / 1032.25 sq ft  
(Excluding Garage Area)

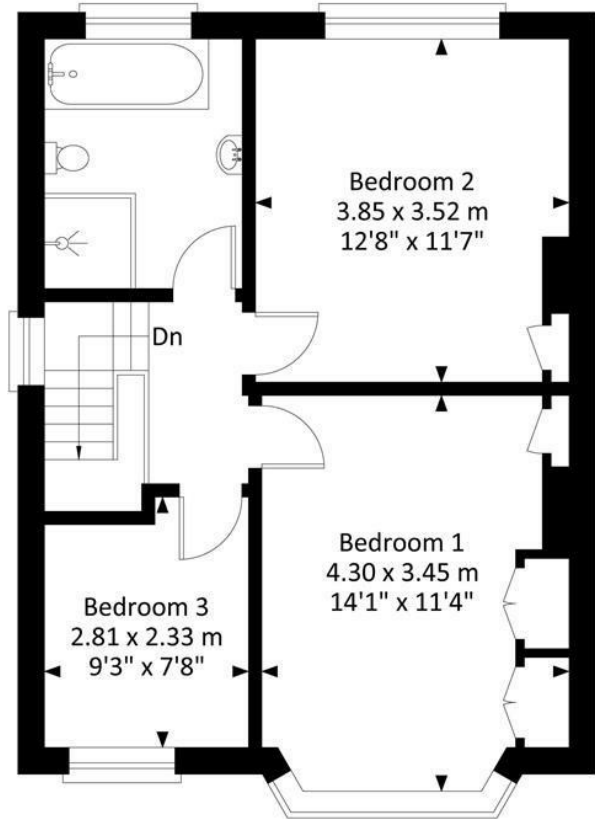
Garage Area = 12.99 sq m / 139.82 sq ft  
Total Area = 108.89 sq m / 1172.07 sq ft



Garage



Ground Floor



First Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		





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