



£950,000

81 Chesterfield Road, St. Andrews, Bristol, BS6 5DW

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81 Chesterfield Road St. Andrews, Bristol, BS6 5DW

A beautifully proportioned and extended, four-bedroom family home in the heart of St Andrews, sold with no onward chain.

This impressive late Victorian, circa 1900, end of terrace home is situated on one of St Andrews' premier roads, close to the independent shops, cafés, and restaurants lining the popular Gloucester Road, and within proximity to Fairfield Secondary School and Sefton Park Primary School. The property is within walking distance of a plethora of amenities and main transport hubs, including Montpelier Train Station, direct bus links to the City Centre and the M32/M4/M5 motorway networks.

The property retains a mix of period and contemporary features and has been sympathetically modernised. As a result, it is presented to a high standard throughout, boasting an elegant bay-fronted sitting room, a family room/second reception that is open to an extended kitchen/diner, and a w.c. on the ground floor, as well as four double bedrooms, a bathroom, and two shower rooms on the upper floors.

The sitting room retains many period features, including decorative cornice, a picture rail, and bay sash windows with stained glass leaded lights over. The room also boasts a wood-burning stove with a marble surround and slate hearth. The adjacent second reception/family room also retains a cornice, a picture rail, and a period fireplace. It is open to an impressive kitchen/diner that is extended into the side return, with bi-fold doors leading seamlessly onto the southeast-facing rear garden. A large skylight allows plenty of light into the open-plan space, which also has an original dresser, storage cupboards, and wooden kitchen units with space for a range cooker and freestanding appliances.



The first floor has three neatly decorated double bedrooms, a bathroom, and a shower room. Bedroom two, located at the front, has bay sash windows, a cast-iron feature fireplace, and fitted wardrobes. Next door, bedroom three features a sash window overlooking the rear garden, a cast-iron fireplace, and built-in open shelving. At the rear, bedroom four is currently used as a guest bedroom and has a cast-iron fireplace, a fitted wardrobe, and a sash window overlooking the rear. The bathroom is positioned between the third and fourth bedrooms at the rear of the property and comprises a bath, part-tiled walls, a wash hand basin, a w.c., and a heated towel rail. The shower room to the front includes a walk-in shower, decorative wall tiles, a vanity unit incorporating a wash hand basin and storage, a w.c and a wall-mounted heated towel rail.

The tri-aspect principal bedroom suite spans the entire second floor and has skylight windows, fitted wardrobes, access to eaves storage and a large ensuite shower room. The shower room comprises a walk-in shower cubicle, storage and double-glazed windows. The house further benefits from PV solar panels and storage battery located in the loft.

The southeast-facing rear garden has been wonderfully landscaped with a paved patio area extending out from the property, a circular seating area with steps up to a raised lawn and an additional seating area under a pergola at the rear. There is an array of colourful plants and shrubbery along the borders of the garden, cleverly used to zone each area of the garden. Additional features include an outside tap with a 'Belfast' sink and covered storage extending the entire length of the property, also providing direct access to the front.

The front garden has retained its original Victorian tiled pathways and a veg patch.



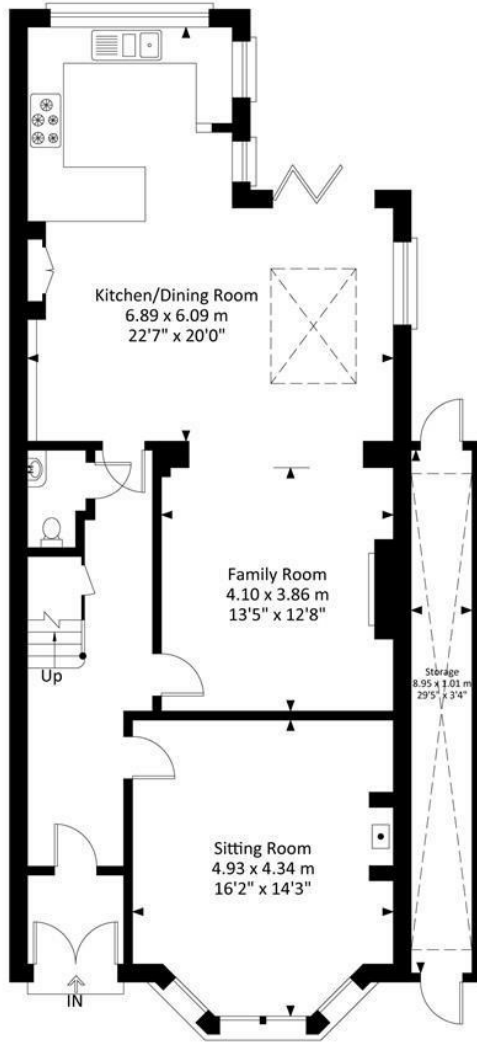
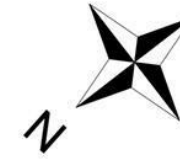


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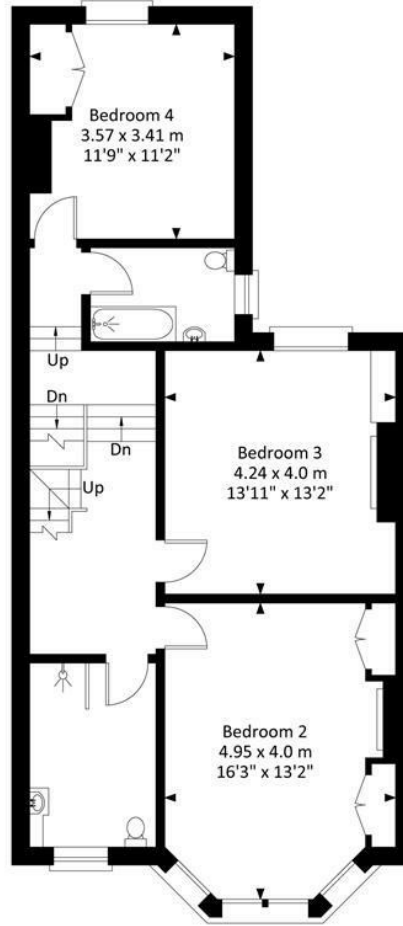
Approximate Gross Internal Area = 196.60 sq m / 2116.18 sq ft

(Excluding Storage)

Storage Area = 9.04 sq m / 97.30 sq ft



Ground Floor



First Floor

= Reduced Head Height



Second 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) A			
(81-91) B			
(69-80) C			74
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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