



£465,000

19 Grittleton Rd, Horfield, Bristol, BS7 0XA

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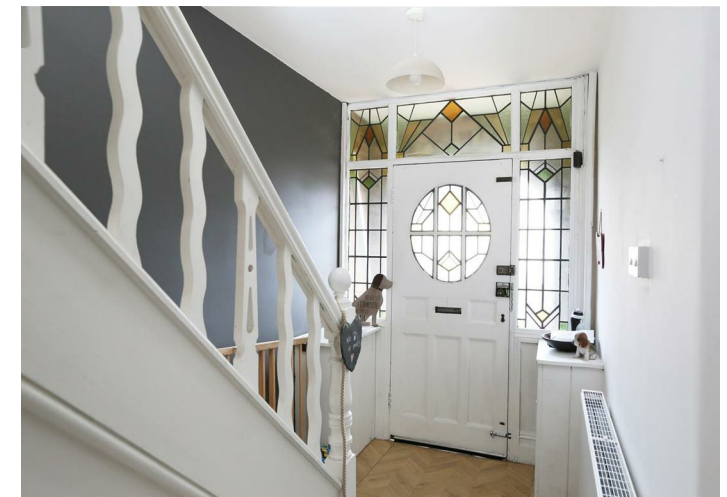
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19 Grittleton Rd Horfield, Bristol, BS7 0XA

A substantial and spacious semi-detached 1930's family home located on the popular Grittleton Road in Horfield. Sitting on a large plot this stylish example has been finished to an excellent standard throughout and offers everything and more than a family could desire. Key features include a large open plan kitchen/diner, five bedrooms, a separate reception room, a downstairs utility room and W/C, off-street parking for 3/4 cars, and a large southeast facing rear garden.

Ground floor accommodation comprises; Entrance hallway with original stained glass windows, herringbone floor and a downstairs w/c incorporated underneath the stairs. At the front of the house is a spacious living room complete with a double glazed bay window, exposed brick fireplace with wood surround, picture rail and a stripped wooden floor. At the rear of the property is where you will find the heart of this exceptional family home with the recently extended kitchen/dining/living space offering the perfect room for families and socialising with a seamless connection to the garden via a set of double glazed patio-doors. This room has an engineered oak herringbone floor throughout and features a contemporary dining space again with an exposed brick fireplace. The stylish kitchen has been thoughtfully designed with a central breakfast bar and includes a range of contemporary wall and base units with contrasting work surfaces and copper coloured fittings. A range of



integrated appliances, Velux windows and recessed spotlights complement the overall look. Located just off the kitchen is a useful separate utility room.

On the first floor are three bedrooms and a family bathroom. At the front of the property is a large double bedroom featuring a fitted storage cupboard, picture rail and double glazed bay window providing a pleasant and open outlook on to neighbouring houses. Adjacent is a smaller bedroom currently being used as a home office/occasional bedroom. At the rear of the property is a second double bedroom also benefiting from built-in storage and a picture rail. Completing this floor is a stylish family bathroom with a modern white suite featuring a free-standing bathtub, separate walk-in shower, metro style splash-backs and a geometric tiled floor.

At the top of the house is an impressive master bedroom with an en-suite shower room complete large walk-in shower, his and hers washbasins, floor to ceiling tiles and a heated towel rail. Next door bedroom number five is bathed in natural light mainly in thanks to three Velux windows, whilst the eaves provide plenty of extra storage.

Externally the mature rear garden is accessed via the kitchen has been presented in three sections consisting of a shale patio/eating area and a large lawn section beyond. There is also the added benefit of a timber deck bbq/seating area at the rear of the garden which takes advantage of the evening sun.

19 Grittleton Road is an exceptional family home that has been meticulously renovated by its current owner and is conveniently located within a short walk to the Gloucester Road, Horfield Common and Horfield Sports Centre.





Grittleton Road, Bristol, BS7

Approximate Gross Internal Area = 152.6 sq m / 1642 sq ft
(Including Eaves Store)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

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