



£475,000

94 Grittleton Road, Horfield, Bristol, BS7 0XB

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

94 Grittleton Road Horfield, Bristol, BS7 0XB

A spacious and immaculately presented 1930's semi-detached home tucked away on a quiet residential road within Horfield.

This impressive property has been finished to a high standard throughout and key features include three bedrooms, an extended open plan kitchen/diner, living room with bay window, off-street parking, a large mature rear garden and a brick built outbuilding. The property further benefits from plenty of scope to extend the current footprint subject to the usual constraints.

Accommodation on the ground floor comprises; main vestibule entrance with stained glass internal door leading into a central hallway with useful storage area located underneath the staircase. The living room is located at the front of the property and features a double glazed bay window and a cast-iron gas fireplace with period surround. Next door, the rear reception and kitchen have been completely opened up and extended in order to create an inviting, light and spacious open plan kitchen/diner offering the ideal space for families and entertaining. The kitchen has been fitted with a range of contemporary wall and base units with contrasting work surfaces, tiles splash-backs and an array of integrated appliances. The dining area has plenty of space for a large table and chairs and benefits from a pretty view out on to the rear garden via a set of patio doors.

A staircase leads up to the first floor to three bedrooms and family bathroom. Bedroom one has been tastefully decorated and is located at the front of the house, whilst bedroom two is also a well-proportioned double and benefits from a green and leafy outlook over the garden and allotments



beyond. Bedroom three is currently used as a home office. Finally, completing the accommodation is a substantially family bathroom featuring a modern white suite complete with roll-top bathtub, twin basins and a large walk-in shower. Recessed spotlights, floor to ceiling tiles and a heated towel rail complete the overall look.

Externally to the front, the property bares the classic 1930's facade with block-paved driveway providing off-street parking for up to 3 cars. There is also useful side access through to the rear garden via a secure storage shed.

The rear garden is a real delight and backs directly onto Grittleton Road allotments. As a result there is a huge variety of wildlife including foxes, squirrels and a number of species of birds including turtle doves and sparrow hawks. The garden is presented in two sections consisting of a paved patio and seating area with steps leading up to a 40ft laid lawn. At the rear of the garden is a separate brick built, tiled roof shed with full mains power offering plenty of extra storage.

94 Grittleton Road is a lovely example of this style of house. The road itself has a lovely community feel with a small green located further along the road where the local children play. The property is also well located for easy access to Southmead Hospital, Horfield Common and the Leisure Centre. The local shops and amenities on the Gloucester Road are just a 10 minute walk away.





94 Grittleton Road, Horfield Bristol, BS7 0XB

Approximate Gross Internal Area = 95.02 sq m / 1022.78 sq ft
(Excluding Outbuilding & Storage)

Outbuilding Area = 11.82 sq m / 127.22 sq ft

Storage Area = 9.73 sq m / 104.73 sq ft

Total Area = 116.57 sq m / 1254.73 sq ft

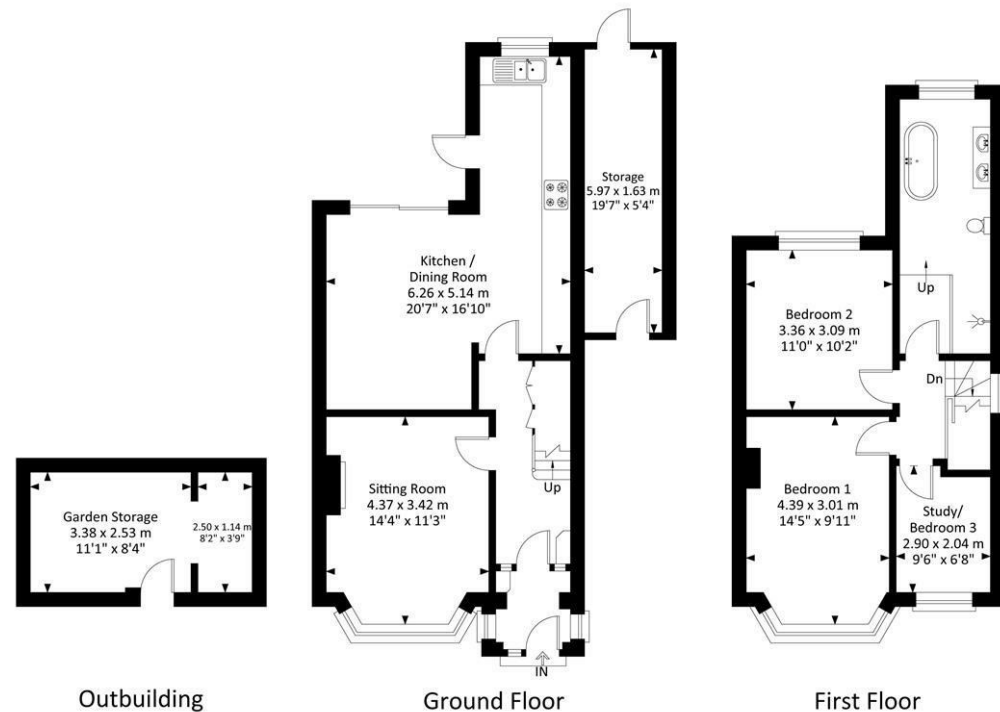


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (39-60) C (21-54) D (9-20) E (1-10) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	75		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.