



£1,400,000

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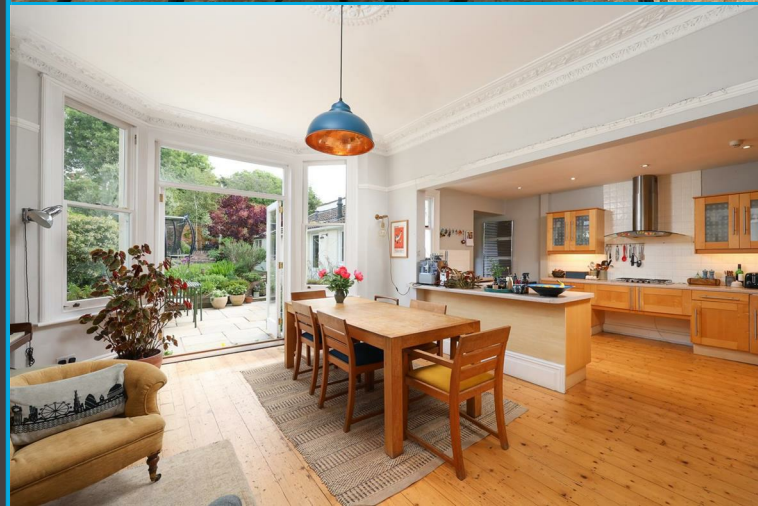
45 Logan Road Bishopston, Bristol, BS7 8DS

A beautiful five-bedroom Victorian semi-detached home located on one of Bishopston's premier roads and within 500m of the highly regarded Redland Green Secondary School.

The 2,740sq ft. internal accommodation is split over three floors comprising a sitting room, study, kitchen/diner, utility room and shower room on the ground floor, and five bedrooms, a bathroom, and two ensuite shower rooms on the upper floors.

The property has a one-car driveway and a tiled pathway to the entrance. The front door opens into an entrance vestibule with a geometric tiled floor, a door to a sheltered store leading directly to the rear garden, and side door into the entrance hall. The entrance hall retains ornate cornice, a ceiling rose, stripped wooden floorboards and doors to all ground floor rooms, a boot/cloak room and under-stairs storage.

The classically proportioned sitting room has a blend of modern and period touches, including a contemporary wood burning stove with full glass frontage contrasting wonderfully against the period backdrop of decorative cornice, a ceiling rose, picture rail and stained glass leaded lights over double glazed bay windows. The adjacent study is used as a home office/workshop, featuring double-glazed windows with stained glass leaded lights over to the front, cornice, a feature period fireplace and stripped wooden floorboards.



At the rear, the kitchen/diner extends across the entire property width; a bay with windows and glazed double doors provide plenty of light and direct access to the rear garden. The magnificent open plan space creates an ideal social setting connecting the kitchen/diner with the garden. The dining area shares similarities with the sitting room, including a contemporary wood-burning stove framed by a marble surround contrasting against decorative cornice and a ceiling rose. The modern kitchen wall and base units have integrated appliances and an opening onto a useful utility area and shower room beyond.

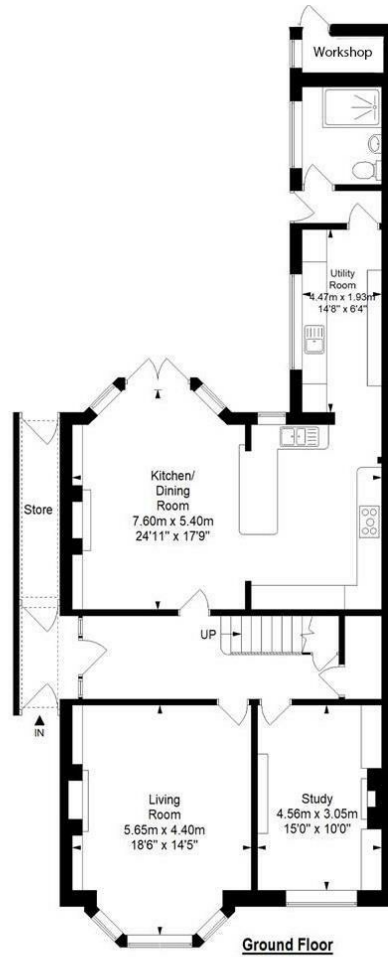
The first floor has three double bedrooms and a family bathroom. Bedroom one has double-glazed windows overlooking the rear garden and access to an ensuite shower room and walk-in wardrobe. The family bathroom on the half landing has a modern suite comprising a freestanding bath, walk-in shower, double-wash hand basins, and hidden storage.

Stairs rise to the second floor where we find bedroom five currently being used as a home office with views over the gardens. The larger bedroom four has far-reaching views towards Redland Green School and allotments and access to an ensuite shower room.

Externally, a surprisingly large 83ft rear garden enjoys a leafy backdrop of neighbouring gardens with a generous Indian sandstone patio seating area adjacent to the kitchen/dining room. A walkway leads through raised railway sleeper planters with mature and colourful shrubs to artificial grass leading to lawn with flower borders containing various plants and shrubs. Further steps lead up from the lawn to a top section of the garden, which provides an additional outdoor seating area, perfect for entertaining and a children's climbing frame. Garden shed, door accessing a garden store and a further door beside the property accessing the 'lean-to' bike store and outside tap.







Logan Road
 Approximate Gross Internal Area = 244.4 sq m/ 2630.8 sq ft
 (Excludes Reduced Headroom Area)
 Reduced Headroom Area = 10.2 sq m/ 109.8 sq ft
 Total Area = 254.6 sq m/ 2740.6 sq ft

 = Reduced headroom below 1.5m / 5'0"



This floor plan has been drawn using RICS guidelines (GIA)
 Disclaimer: Please note this floor plan is for marketing purposes and is to be used as guide only.
 All Efforts have been made to ensure its accuracy at time of print



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