

elephant 



£489,500

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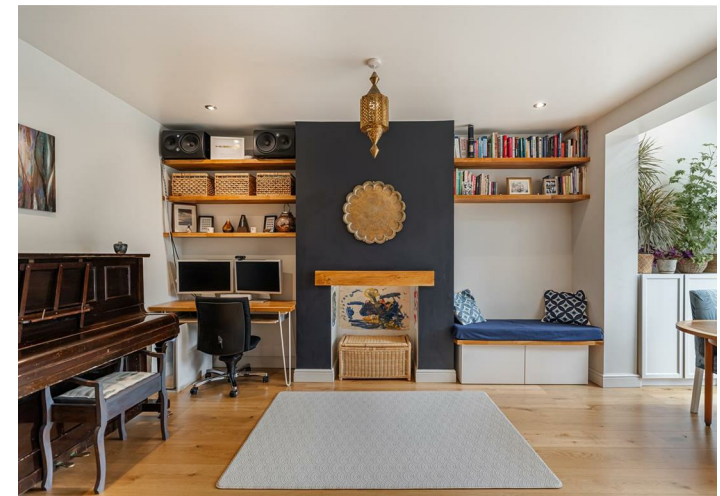
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98 St. Werburghs Park St Werburghs, Bristol, BS2 9YU

Located on perhaps the most sought-after road in St Werburghs, this beautifully presented three-bedroom Victorian home blends character features with modern-day open-plan living.

The accommodation comprises: a spacious sitting room at the front of the property with stripped wooden floorboards, double-glazed windows and alcove shelving. At the rear of the house, you are met with an incredible kitchen/dining/living space. The current owners have maximised the usable space at the back of the house by extending and removing an internal wall, making a classic Victorian workers' cottage feel much more suited to modern-day, open-plan living. The space is filled with light, courtesy of two skylight windows which are also solar powered with velux anti-heat solar blinds and bifold doors. The kitchen area comprises a run of contemporary base units with wooden worktops and contrasting wall units, a Belfast-style sink, and an integrated oven, hob, dishwasher, space for a freestanding fridge, and a pantry under the stairs. A useful utility is accessed from the dining area and leads to a WC. The kitchen/diner, utility and w.c have water piped underfloor heating throughout, which is controlled on its own separate heating system, which keeps the house warm even after it's switched off.

On the first floor, there are two bedrooms and a family bathroom. Bedroom one spans the entire width of the property at the front, with high ceilings, a storage cupboard and three large double-glazed windows overlooking St Werburgh's Park. The adjacent bedroom two has a double-glazed window looking over the rear garden and a storage cupboard. The bathroom next door is well-equipped and includes: a bath, a separate walk-in shower



with a glass screen and a full-height tiled surround, a w/c, a wash basin and a heated towel radiator.

A second set of stairs leads up to the converted loft, which has been signed off by building regulations. Currently used as an office space/music room, this room is versatile given its size and can be used as a bedroom. There are four skylight windows allowing plenty of light into the room, with doors at the front and rear to eaves storage.

Externally, the rear garden enjoys a sunny south-west aspect. A porcelain tiled patio extends from the kitchen onto the lawn, which is enclosed by a variety of mature plants, trees, and shrubs offering a colourful backdrop and a screen of privacy from the neighbouring properties. There is also a five-point deadlock and an enforced garden bike store that stores 2-3 adult bikes, depending on sizes.

The property is situated on the popular 'farm side' of St Werburghs, enjoying access onto the Narrowways Nature Reserve, which offers a slice of the countryside so unique to City living. The property is also close to the City Centre, and has easy access to the M32/M4/M5 motorway network.

Vendors comments...

We have loved living in St Werburghs for more than a decade and have been extremely happy here. We have a vibrant community with an active street Whatsapp group; we are surrounded by fantastic restaurants, great pubs, and two craft ale breweries! We have immediate access to the secret green oasis of Narrowways Nature Reserve and the City Farm for family walks, and we especially love the regular community festivals and events held throughout the year. Our daughter has been well supported by her kind and nurturing school. We are making the leap of moving to the countryside but St Werburghs will always be part of our hearts.



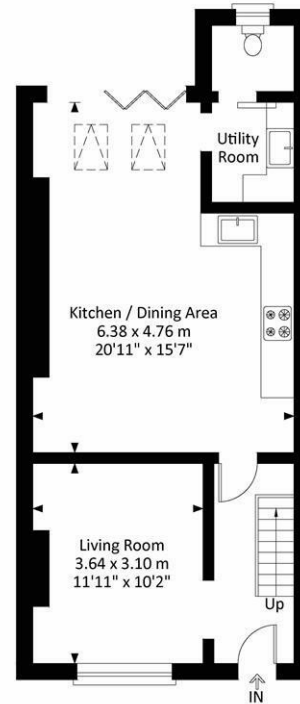


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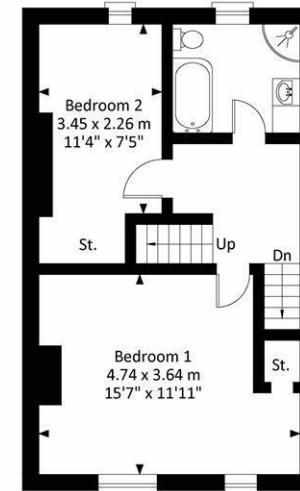
Approximate Gross Internal Area = 108.63 sq m / 1169.28 sq ft
(Excluding Eaves Storage)

Eaves Storage Area = 13.04 sq m / 140.36 sq ft

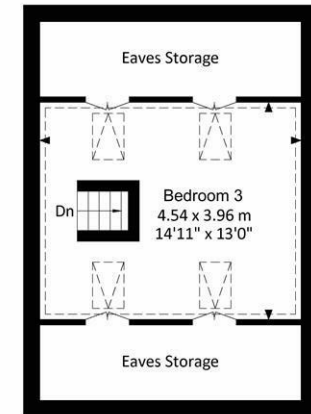
Total Area = 121.67 sq m / 1309.64 sq ft



Ground Floor



First Floor



Second Floor

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 CO₂ 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 CO₂ emissions	
	74 81		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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