£950,000

47 Northumberland Road, Redland, Bristol, BS6 7BA

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47 Northumberland Road
Redland, Bristol, BS6 7BA

A light and spacious 1930's family home situated in a prime location on one of Redland's most desirable roads.

This substantial property is spread across four floors and has been extensively modernised by its current owners. Key features include four bedrooms, master bedroom with separate wet room, two receptions, a large open plan kitchen/diner family space, separate utility room and W/C, and a well-proportioned mature rear garden.

Ground floor accommodation is comprised of main entrance and storm porch leading into a central hallway with painted floorboard, column radiator and additional storage cupboard located underneath the staircase.

At the front of the property is the lead reception room complete with double glazed bay window and an open fireplace, whilst an archway with stained glass doors opens up into the second reception providing a green and leafy outlook over the rear garden. At the rear the hallway leads on to an open plan office/study area with full length window that also benefits from a view over the rear garden.

A staircase leads down to the lower ground floor to a large open plan kitchen/diner which is perfect for families and socialising. The spacious kitchen has been fitted with a range of contemporary wall and base units with stainless steel fittings, contrasting work surfaces and striking tiled splashbacks. An array of integrated appliances, recessed spotlights and a tiled floor complete the overall look. A set of bi-folding and patio doors provide plenty of natural light and provide a seamless connection with the

rear garden. A separate store and useful utility room with W/C are situated at the front of the lower ground floor.

On the first floor are three bedrooms and a family bathroom. Bedroom one is located at the front and features an open fireplace with tiled hearth, an original wooden floor and a double glazed bay window that looks out onto neighbouring houses on Northumberland Road. Adjacent, the box room shares the same aspect and is currently used as a single bedroom, whilst bedroom two is also a sizeable double and faces the rear aspect. Finally, completing this floor is a smartly finished family bathroom featuring a modern white suite, floor to ceiling metro tiled splashbacks and a tiled floor.

On the top floor the loft has been converted into an inspiring master bedroom offering panoramic rooftop views across Bishopston and beyond, Next door, a stylish separate wet room completes the accommodation. There is also ample extra storage located within the eaves.

Externally to the front, the property bares the classic 1930's facade with neatly kept lawn surrounded by an array of mature trees, plants and shrubs. The mature rear garden has an open aspect and is presented in two sections consisting of a large paved patio/seating area with laid lawn beyond bordered on both side by a range of trees and shrubs.

47 Northumberland Road is an exceptional property and a perfect family home. Located within the catchment to Redland Green School and a host of other highly regarded primary schools, The property further benefits from being within easy reach to all of the amenities located a short walk away on Gloucester Road.

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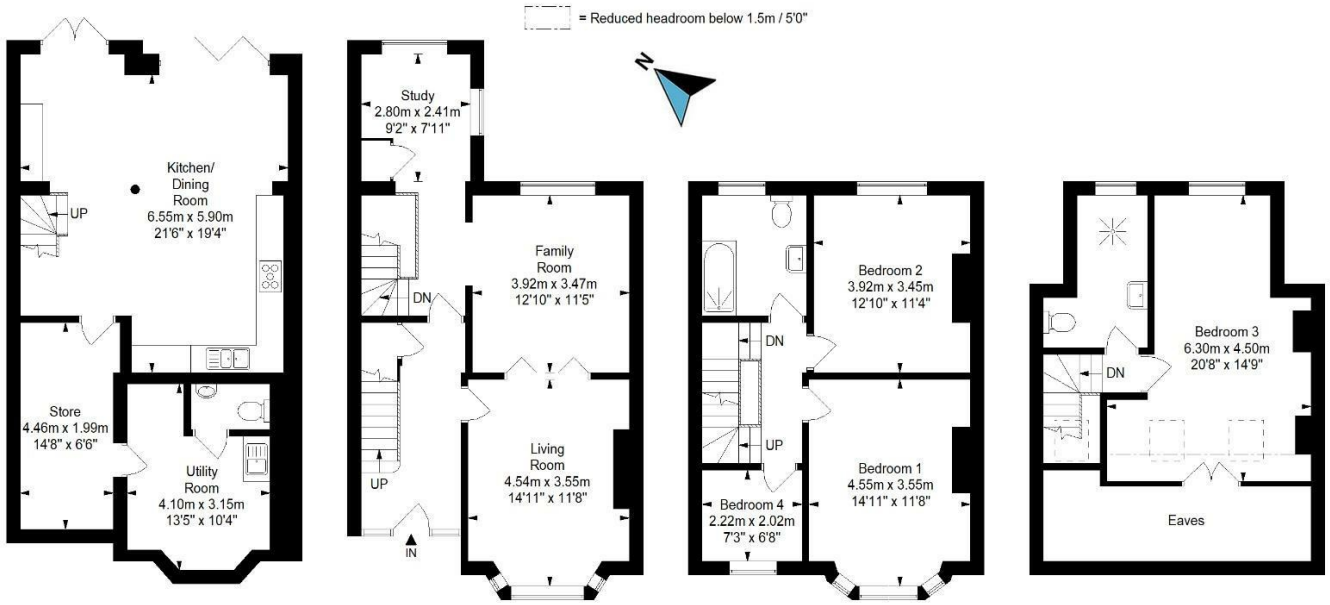
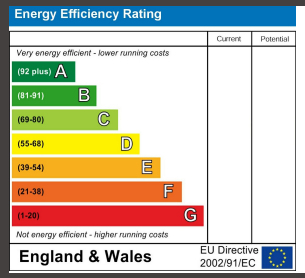
Approximate Gross Internal Area = 194.4 sq m/ 2092.6 sq ft
(Excludes Reduced Headroom Area/ Eaves)
Reduced Headroom Area/ Eaves = 13.9 sq m/ 149.6 sq ft
Total Area = 208.3 sq m/ 2242.2 sq ft

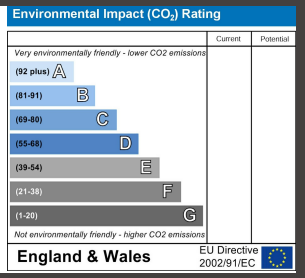


Lower Ground Floor **Ground Floor** **First Floor** **Second Floor**

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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