



£850,000

10 Dugar Walk, Redland, Bristol, BS6 7DH

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

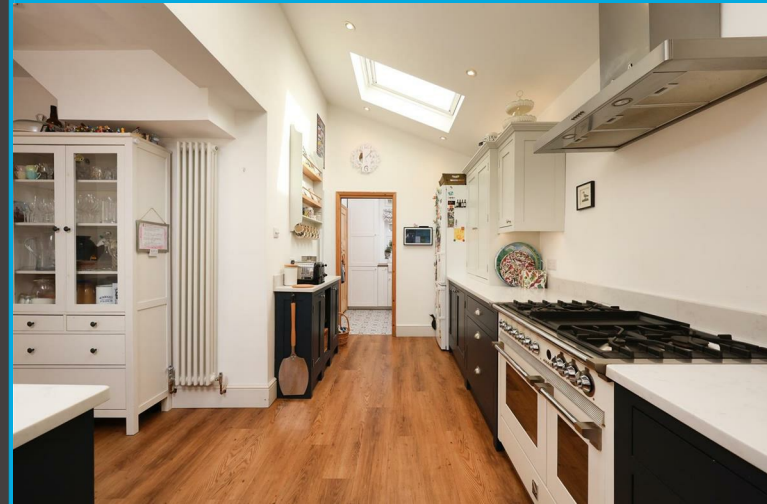
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## 10 Dugar Walk Redland, Bristol, BS6 7DH

Located on a quiet cul-de-sac in Redland is this light and spacious four bedroom 1930's end of terrace family home within 250 m of Redland Green School. Situated on a large plot with driveway, this lovely example has been finished to a high standard throughout, with original features, and offers everything and more that a family could desire. Key features include master with ensuite, two doubles and a further bedroom/office, two reception rooms, a large open plan kitchen/diner, downstairs W/C and utility room, off-street parking with ev charging point, and a 60ft+ landscaped rear garden.

Ground floor accommodation comprises; Main entrance and enclosed porch with storage leading into the hallway with a downstairs w/c and further storage incorporated underneath the staircase. At the front of the house is a beautifully presented living room with a double glazed box bay window, built-in alcove storage with a hidden desk and an exposed painted chimney breast complete with cast-iron wood-burning stove. At the rear of the ground floor is where you will find the heart of this exceptional family home with the recently extended kitchen/dining/living space offering the perfect space for families and socialising. The stylish kitchen has been thoughtfully designed and includes a range of oak-framed contemporary contrasting wall and base units with brushed chrome fittings and quartz work surfaces. Velux windows allow for plenty of natural light, whilst recessed spotlights, a column radiator and an oak coloured floor compliment the overall look. The dining area has ample space for a large dining table and chairs with patio doors providing a seamless connection to a private rear courtyard. Beyond is a well-proportioned second reception room currently being utilised as a family room. Finally, located directly off of the kitchen is a separate utility room with extra storage units,



work-top and extra fridge/freezer space and a Belfast sink.

A staircase leads up to the first floor to three bedrooms and a family bathroom. Bedroom two is a double located at the front and features include two built-in wardrobes and a bay window that looks out onto Dugar Walk. Adjacent, bedroom four shares the same outlook and is currently used as a child's bedroom. At the rear, Bedroom three is also a well-proportioned double with built-in cupboard and overlooks the rear garden. The family bathroom has a modern white suite with floor to ceiling tiled splash-backs, built-in cupboard and twin windows facing the rear aspect.

At the top of the house is an impressive master bedroom benefitting from a green and leafy outlook over neighbouring gardens via a full length double glazed window. The bedroom has been tastefully finished using neutral tones and features ample built-in storage as well as further storage into the eaves. The en suite shower room is finished with a white suite and large walk-in shower complimented with metro tiled splash backs, a heated towel rail and a geometric tiled floor.

Externally, the front of the property bares the classic 1930's facade with a low rubble stone wall and an off street parking complete with electrical charging point. The landscaped garden is a real delight and has been presented in four sections consisting of decked patio with steps that lead up to a further decked sun terrace with seating and kitchen garden area. A pathway meanders up through two further lawned sections with raised flower bed to another seating area at the top of the garden offering panoramic roof-top views onto the allotments and across the city.

10 Dugar Walk is a wonderful family home that offers many practical features for modern family living. Situated on a peaceful and quiet road with a great sense of community, the property is nestled between Whiteladies Road and Gloucester Road. It is also conveniently located for access to four desirable



primary schools as well as Redland Green Secondary School.

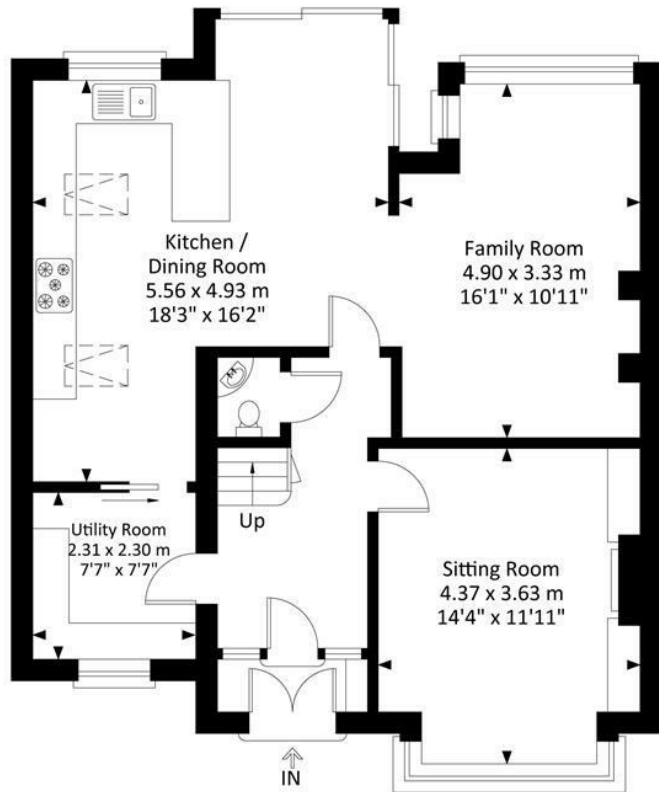
Vendors Comments:

"We have loved raising our family in this bright and sunny house, with the second floor for our children and our ensuite master haven in the loft. We are surrounded by peaceful greenery and no through-traffic, yet are close to the heart of the city and a short walk to great parks, shops and the Downs. Our children can safely play-out in the turning circle any time of day, enjoying the large space to cycle and play ball games with neighbours. The street community is thriving - friendly and helpful neighbours and events such as summer parties and monthly Playing Out. Our elevated garden means we benefit from privacy and day-long sunshine all year and have discrete areas for everyone's garden activities. We particularly enjoy the enclosed courtyard that extends our downstairs and is a safe and clean space for babyplay, ride-on toys and nowadays teen-hangouts. It's been a wonderful family home and we will be sad to move on."

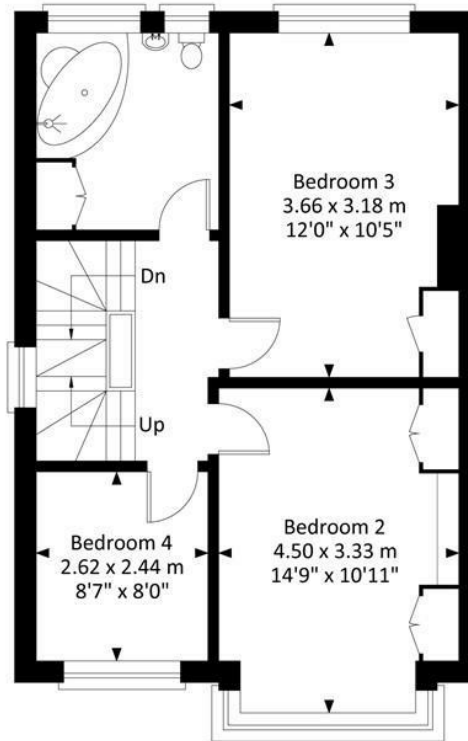


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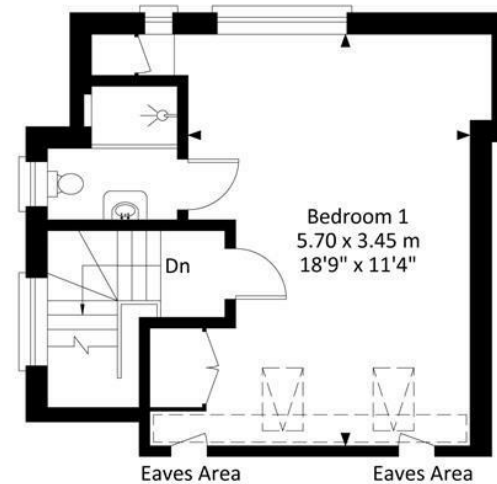
Approximate Gross Internal Area = 158.97 sq m / 1711.13 sq ft



Ground Floor



First Floor



Second Floor

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



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 81        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 49                      |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 81        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 46                      |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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