



£525,000

31 Rudthorpe Road, Horfield, Bristol, BS7 9QG

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# 31 Rudthorpe Road Horfield, Bristol, BS7 9QG

A super stylish and individual 1930's family home located on a popular road within the heart of Horfield.

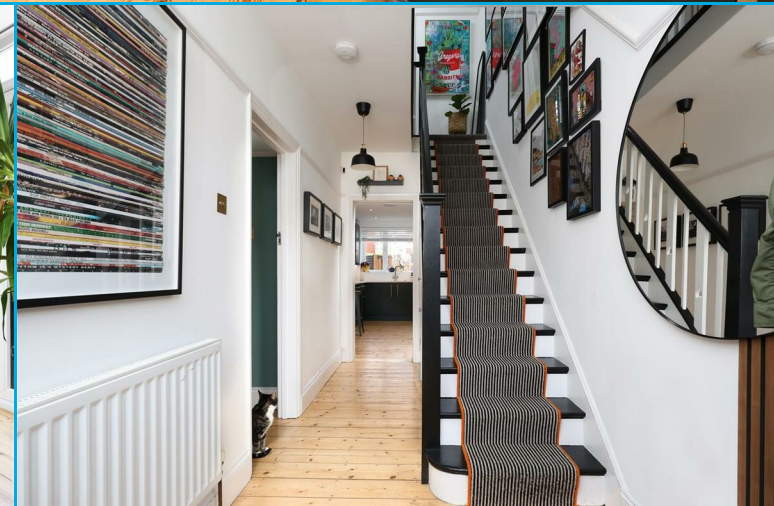
This exceptional home has been finished to an excellent standard throughout and has plenty to offer including three bedrooms, an open plan kitchen/diner, separate living room with bay window, a smartly finished family bathroom and a landscaped garden with useful rear access. Offered to the market with a complete chain above.

Ground floor accommodation comprises of a main entrance leading into a generous hallway complete with stripped wood floor and a downstairs W/C incorporated underneath the staircase. At the front of the property, the living room features double glazed box bay window with wooden shutters, picture rail and a stripped wood floor.

Next door, the second reception room has been opened up into the kitchen in order to create a light and bright open plan kitchen/dining space perfect for families and socialising. The kitchen has been tastefully finished with a range of sleek wall and base units with brushed gold coloured fittings, contrasting quartz work surfaces and a breakfast bar. An array of high-end fully integrated appliances, recessed spotlights and in-built entertainment system complete the offering.

A stripped wood floor continues throughout the space whilst the dining/informal seating area has striking colour scheme and a cast-iron wood-burning stove. Double glazed doors provide a seamless connection onto the rear garden.

On the first floor are three bedrooms and a family bathroom. At the front of the property is a large double bedroom featuring bespoke built-in wardrobes,



picture rail and a double glazed window with louvered shutters. Next door is a smaller single bedroom that shares the same outlook and is currently used as a home office. At the rear is another well-proportioned double bedroom that overlooks the rear garden. Completing the accommodation is a contemporary family bathroom featuring a modern white suite with brushed brass fittings, metro style tiled splash-backs and a geometric tiled floor. There is also plenty of scope to add to the current footprint by extending into the loft.

Externally, the front of the property has been neatly presented with a paved pathway and smooth rendered facade, whilst the private rear courtyard garden has been cleverly finished and offers a paved patio with built-in hardwood seating area and complimented by an array of potted plants and flowers. The garden further benefits from an outside tap and useful rear access via Strathmore Road.

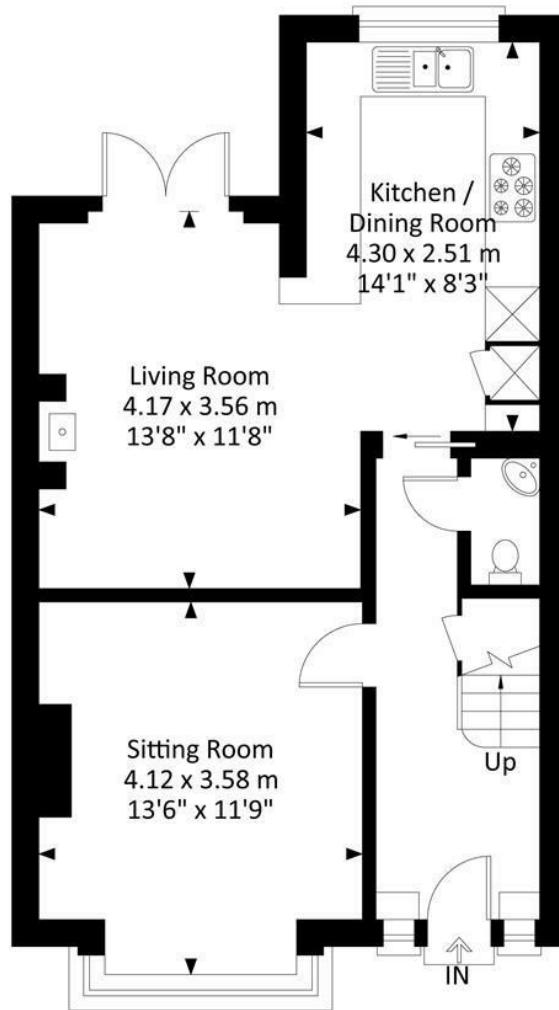
31 Rudthorpe Road is a wonderful family home that offers many practical features for modern family living. Conveniently located within a stone's throw to the Gloucester Road and Horfield Common. The property also falls within catchment for the highly regarded Ashley Down and Brunel Field primary schools.



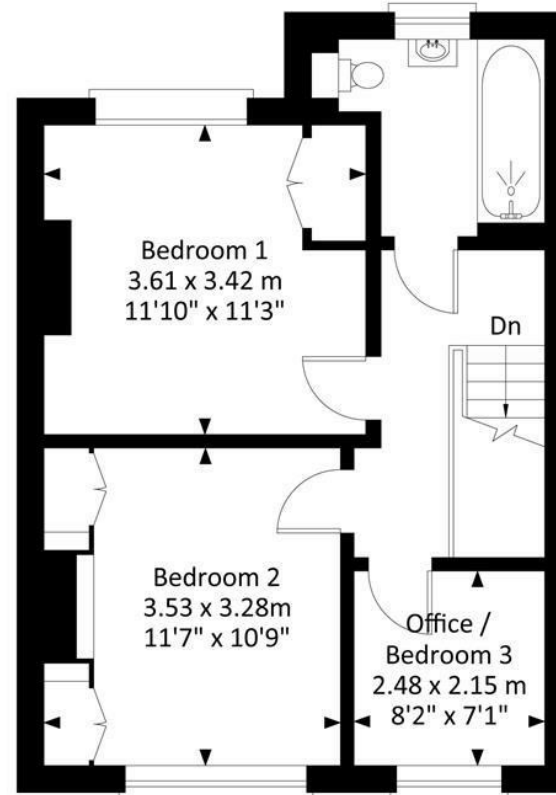


### 31 Rudthorpe Road, Horfield, Bristol, BS7 9QG

Approximate Gross Internal Area = 91.01 sq m / 979.62 sq ft



Ground Floor



First 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			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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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