

elephant 



£899,950

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37 Somerset Street Kingsdown, Bristol, BS2 8LY

Located in the heart of Kingsdown is this elegant and mid-terraced Victorian home that retains many of its original period features and is set within an elevated and central location on one of Bristol's most desirable roads.

Arranged over the three original storeys and a more recently converted attic space, the house has large windows with impressive views over the cityscape below.

Ground floor accommodation comprises the main entrance into the hallway with a wooden floor leading onto a central staircase giving access to the lower ground floor and upper floors.

At the front of the property is an impressive reception room with original sash windows, plantation half shutters, period fireplace with marble surround, high ceilings, cornice and rose and alcove shelving.

Across the hall is the living room. The room is full of character, with high ceilings, cornicing and beautiful twin sash windows framing the garden and outlook whilst bathing the room in natural light. There is an open fireplace with Carrara marble surround, alcove shelving and cabinetry and highly finished wood flooring. A door provides access to the garden via a set of steps.

Downstairs on the lower ground floor, the space has been cleverly open-planned. On the right as you descend the stairs, you will find a recently installed shaker-style kitchen featuring oak stave worktops, an induction hob, oven and space for a freestanding fridge/freezer. There are lots of cupboards providing ample storage.

At the back of the house is a reception/dining room with a door to the garden and a large picture window.



A door to the side of the kitchen leads to a utility room where there is a handbuilt range of units with storage cupboards worksurface and sink. At one end of the room, a further doorway leads into a w.c with washbasin, at the other a set of steps leading up to a large storage cupboard.

On the first floor are three bedrooms and the family bathroom. The master bedroom faces the front of the house and includes stripped floorboards, built-in wardrobes, original sash windows, cornicing, fireplace and links into an en-suite bathroom with a sash window facing Somerset Street.

The back bedrooms both have sash windows and wonderful views across the city.

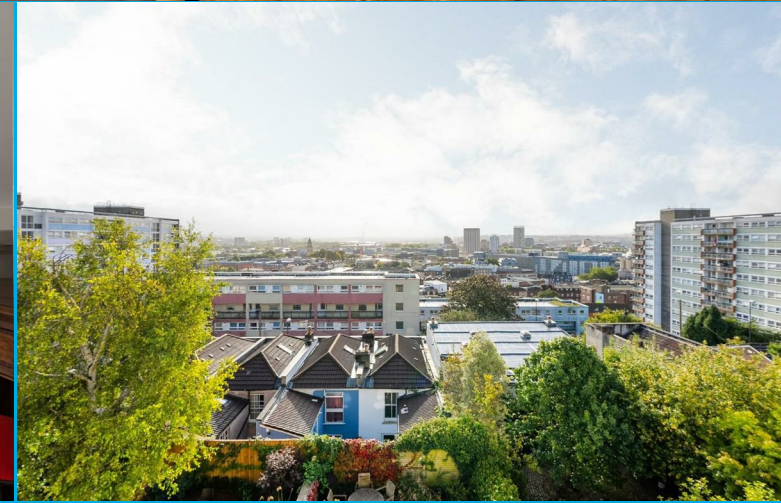
Finally, the shower room features painted panelling and metro tiles, a shower cubicle, w.c and washbasin.

A staircase leads up to the attic conversion which has planning permission and the relevant building control approval. It features an office area on the landing and two additional rooms in the apex roof. One room is currently used as a bedroom, the other a casual living space. Both rooms feature skylights and the back bedroom has a picture window in the gable end wall with unobstructed views over the city. It should be noted that the ceiling heights on this floor are restrictive however the rooms could be used as bedrooms if desired.

Outside the front of the house has a classic period townhouse facade with a rubble stone wall, original front door and wrought iron railings. The private rear garden benefits from an open and light south-east facing aspect, lawn, and patio.

37 Somerset Street is a wonderful example of a classic Victorian home in Bristol. This cobbled street is a special road with a great sense of community between the residents. It is one of Bristol's most popular locations that provides easy walking access to Cabot Circus, Stokes Croft, the city centre, Gloucester Road and Clifton.

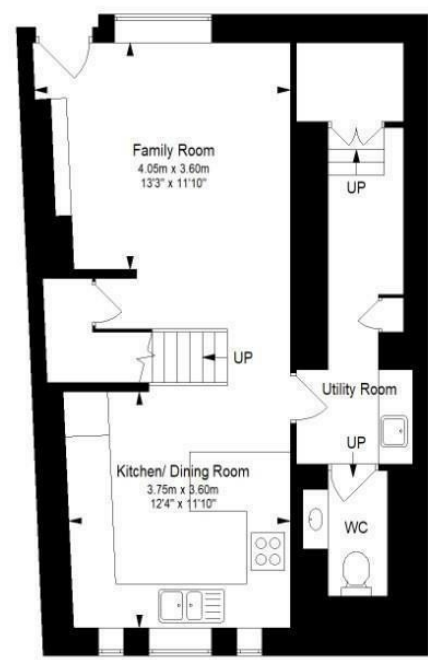




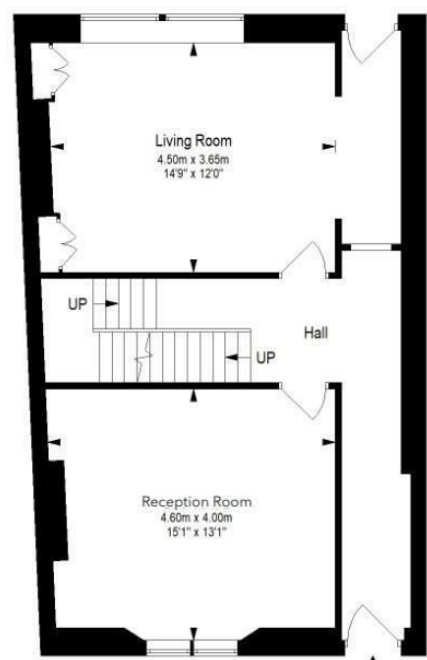


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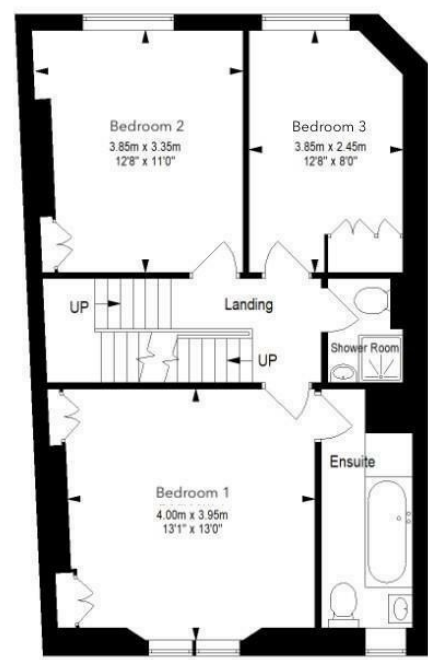
Total Approximate Gross Internal Area = 186.9 sq m/ 2011.8 sq ft



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

Energy Efficiency Rating		
	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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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