



£490,000

42b Downleaze, Sneyd Park, Bristol, BS9 1LY

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## 42b Downleaze Sneyd Park, Bristol, BS9 1LY

Set within a handsome Grade II listed building just moments from the wide open green of The Downs, this light and spacious first floor flat combines generous proportions with period charm and thoughtful modern touches. The three bedrooms and elegant detailing throughout offer both character and practicality in a highly desirable location.

Accessed via a communal entrance shared with just one other property, the flat has a welcoming feel from the moment you step inside. Cream soft carpeting extends throughout the home, creating a sense of comfort and flow.

The living room is a spacious and light-filled room at the front of the building. A large bay window allows natural light to flood this room, while ornate cornicing and a period fireplace add warmth and character. Built-in shelving in one of the alcoves provides a practical addition without compromising style.

Adjacent, the wide hallway has been cleverly utilised to create a dining area. Wooden panelling, ambient and pendant lighting help create a stylish and practical space which is an ideal spot for entertaining.

The kitchen is bright and well configured, with cream shaker-style cabinetry and wooden worktops. White subway tiles give a modern edge, while wall and base units provide plenty of storage alongside integrated appliances. A neat breakfast bar set in front of the window creates a sunny corner to enjoy morning coffee.

The primary bedroom is a calm and restful space, with a panelled ceiling adding character and windows bringing in plenty of natural light. Neutral tones and generous proportions ensure there is ample room for wardrobes and additional furniture. The second





bedroom is similarly bright and spacious, with sash windows and classic detailing, while the third bedroom is currently arranged as a study. With a charming leaded window, it offers flexibility to serve as a guest room or nursery.

Finally the bathroom is both stylish and practical. A freestanding bath and separate shower sit alongside bespoke blue cabinetry offering storage. White marble tiling adds a clean, elegant finish, while a built-in cupboard above the bath provides yet more useful space.

42b Downleaze is the epitome of what the best first floor period apartments offer. It enjoys an open triple aspect which means the property is bathed in natural light. The overriding impression is one of space and light. The location allows the enviable lifestyle of period charm, a peaceful and neighbourly position with immediate access to vast open green spaces which are the Bristol Downs.

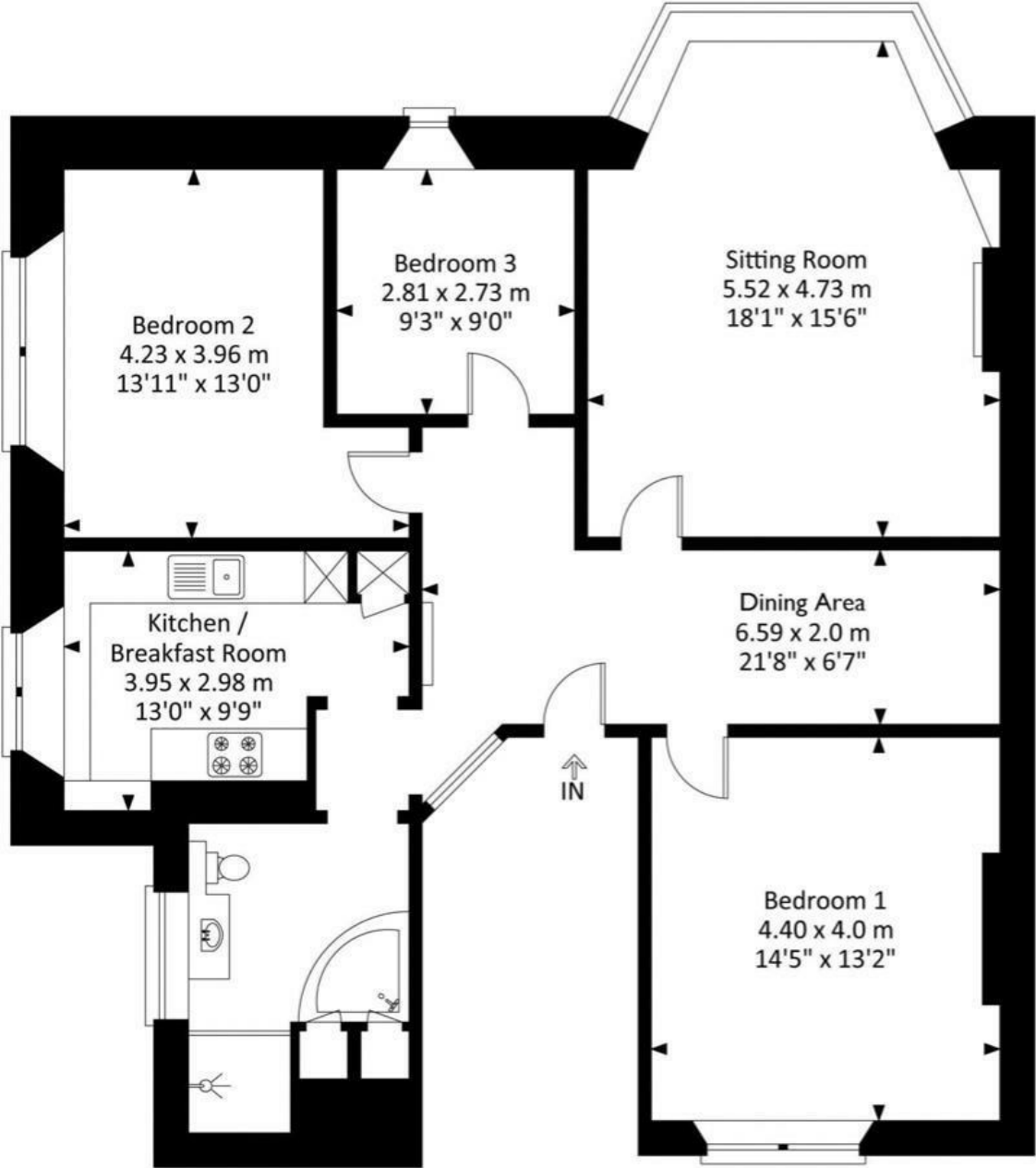
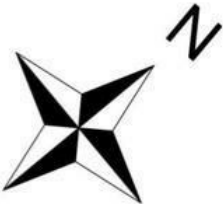






Downleaze, Stoke Bishop, Bristol, BS9 1LY

Approximate Gross Internal Area = 104.87 sq m / 1128.81 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		





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