



10 PALMERSTON ROAD,  
REDLAND, BS6 7RH

**GOODMAN  
& LILLEY**













# 10 PALMERSTON ROAD

REDLAND BS6 7RH

GUIDE PRICE  
£785,000

A fantastic opportunity to purchase a wonderful four bedroom 1920's home with well appointed accommodation and attractive gardens located on a highly sought after road just 0.3 miles (approx.) from Redland Green School and 0.3 miles (approx.) from Westbury Park School.

Viewing is highly recommended to fully appreciate all that's on offer here.

## Summary

The accommodation is set over three floors and comprises of on the ground floor a generous sitting room, modern open plan kitchen/dining room and conservatory. Three bedrooms and a well fitted quality family bathroom can be found on the first floor and a further bedroom and shower room in the converted roof space affording great city views to the rear. The rear of the property is an attractive landscaped south facing garden.

## Location

The property is close to local shops and amenities of Coldharbour Road and the open green space of Redland Park just around the corner. It is also conveniently located for access to four desirable primary schools and Redland Green Secondary School. Properties on this road are highly sought after so an early viewing is recommended.

## Useful Information

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: D

Services: Mains Gas, Water, Drainage and Electric

## Accommodation

See the floorplan for room measurements.

## Ground Floor

### Entrance Porch

Double glazed double doors provide access from the front garden with a glazed front door to the main entrance hallway.

- Superb Redland Location
- Four Bedrooms

### Entrance Hallway

Stairs rise to the first floor with storage cupboard under, doors to:

### Sitting Room

Double glazed bay window to the front elevation, picture rails, feature fireplace with fitted gas coal effect fire, radiator.

### Open Plan Kitchen / Dining Room

There is a wonderful open plan kitchen / dining room across the rear of the property offering great family space. The kitchen, fitted to a high standard offers great storage from wall and base units, quality quartz work surfacing, inset sink unit with feature tap, integrated appliances to include two Neff slide and hide ovens and an induction hob. Opening into the dining room with tiled flooring throughout, ample space for a dining table, feature bath stone fireplace with fitted gas stove, radiator, picture rails and coving. French doors from the kitchen and sliding doors from the dining room open out to the conservatory.

### Conservatory

Double glazed windows and double doors look out to the garden, with a pitched glazed roof, tiled flooring, radiators.

### First Floor

#### Landing

Stairs continue up to the converted roof space with doors to:

- Redland Green School Catchment
- Modern Open Plan Kitchen / Dining Room

### Bedroom One

Double glazed windows to the front aspect, fitted wardrobes, picture rails and radiator.

### Bedroom Two

Double glazed windows to the rear aspect with view, fitted wardrobe, feature fireplace, picture rails and radiator.

### Bedroom Four

Double glazed windows to the rear aspect with views, fitted cupboard housing gas condensing boiler, picture rails and radiator.

### Bathroom

Fitted quality bathroom suite comprising bath with shower fitted over, concealed cistern wc and wash basin. Double glazed window, fully tiled to exposed walls, wood effect flooring, underfloor heating and two towel rail/radiators.

### Second Floor

#### Landing

With access to roof space storage, velux window and doors to:

### Bedroom Three

With a wall of velux windows to the rear aspect offering wonderful city views, additional window to the front elevation, fitted storage cupboard, access to roof space storage, radiator and inset spot lighting.

### Shower Room

Modern fitted shower room with walk in shower, wash basin and concealed cistern wc, tiled walls and floor with under floor heating, velux window and towel rail/radiator.

### Outside

#### Front Garden

Setting the house back from the road there is a landscaped gated front garden providing access to the house.

#### Rear Garden

There is a wonderful enclosed rear garden that faces a sunny southerly direction offering a lawn with two patio areas to enjoy the sun, with attractive shrub and tree borders and beds.



- Wonderful 1920s Home
- Attractive South Facing Rear Garden

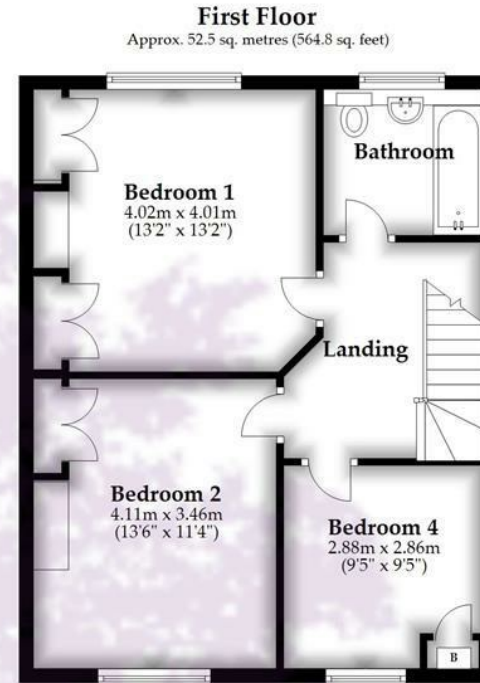
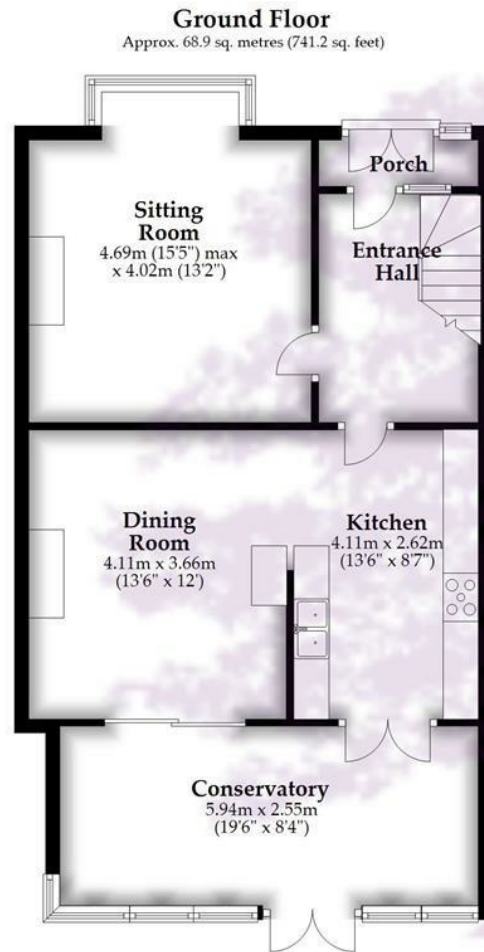






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Total area: approx. 149.1 sq. metres (1604.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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