



50 Elm Lane, BS6 6UG

Redland





An unusual property of such charm and a wealth of features ideally suited for ease of enjoyment and day to day living. A detached house with 2-3 car parking spaces, 2 garages, a beautiful and easily managed south facing garden and wood decked patio, garden shed with green house overhead, bi-fold doors from sitting room opening out onto garden and patio, elevated south-westerly views over Bristol, solar panels. Scope for further development of additional bedrooms and car parking, subject to normal planning procedure. A truly lovely, easily managed home ideally suited for both down sizers or younger professionals.

The location of this property is enviable. A quiet road just 150 yards from Whiteladies Road with its restaurants, pubs, coffee bars, Tesco, Sainsburys, Asda 24 hour petrol station and The Downs.

The house is well maintained, is very light and airy, with gas central heating, engineered wooden floors throughout the ground floor. A fully fitted open plan kitchen diner with central aisle, two bedrooms, two en-suite bathrooms/shower rooms, one downstairs cloakroom with shower, part floor-boarded loft, airing cupboard and useful cupboard under stairs. Ample electricity sockets throughout the building.

The ground floor front of the property is all double glazed with floor to ceiling windows, bi-fold doors and two pairs of French windows. These coupled with the floor to ceiling upper hall window makes this a very light and sunny house weather permitting!

The garden is a real delight and is sunny, south-facing, full of roses, climbers and mature shrubs etc. A beautiful montana clematis provides real beauty and generous shading from the summer sun. Raised beds make for easier garden maintenance with the added bonus of no grass to mow! In the summer the garden is a riot of colour and smells, in the winter there is still interest with a variety of evergreen plants.

The house is secluded by ten-foot stone walls flanking the property. An outside tap, lights, and exterior power points are fitted. The garden shed is a good-sized Aladdin's cave, storing all garden tools, equipment and wine. It also incorporates a fitted work bench. The greenhouse above is very sunny and works well, although access is via steps or ladder. Power and lighting available.

The two garages both have remote controlled electric roll-up doors, ideal for storage or additional parking.

The solar panels are owned outright and currently give a tax-free income of approximately £700 pa, plus part free electricity for the home.

The property is rated at a very worthy B grade on the energy efficiency scale, particularly attractive and economic in today's markets.

- 2 bedroom detached house • Elevated views • Sunny mature garden • 2 reception rooms • 3 bathrooms • Two garages with roller shutters • 2 off-street parking spaces • Solar panelling • Floor area 114 square metres • EPC - B •



# Accommodation

## Day Room

The ground floor front of the property is all double glazed with floor to ceiling windows, bi-fold doors and two pairs of French windows

## Sitting Room

The sitting room has bi-fold doors, fitted shelves either side of the chimney breast and a wood burning black stove. The day room has 2 pairs of French doors, interesting ceiling and cloak room with shower and loo. All the windows have floor to ceiling full length specialist blinds.

## Kitchen/Diner

The kitchen is fully fitted and includes a one and a half bowl sink and stainless-steel drainer, ample high gloss white wall and base units, central island, fitted dish washer, filtered water, washing machine, fridge, freezer, fan assisted drop down oven, second smaller oven and grill and glass four ring electric hob.

## Master Bedroom

The master bedroom is dual aspect, has fitted wardrobe and fitted wall lights over the bed for night-time reading etc. A full size airing cupboard with gas fired combi boiler.

## Bedroom 2

The second bedroom has a large ensuite bathroom with shower and fitted units etc.

## Family Bathroom

The main bathroom doubles as a Jack and Jill to the master bedroom and is fully tiled floor to ceiling with white bath and walk in glass shower, fitted units, shaver point etc.







## Redland - Offers in the region of £750,000

### 2 Bed Detached house

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



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