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KERSTEMAN ROAD, BRISTOL, BS6 7BX



Open Day By Appointment Only Saturday 29th June 2024. Please call the office to book your appointment.

This is an opportunity to buy a beautiful detached family home in the highly sought after Redland Green Catchment area.

This truly exceptional property has everything the modern family is looking for. Tastefully decorated throughout and with stylish fittings it is the type of property you can move into, unpack and just start to enjoy.

The beauty of this house is the flow of the living space, the kitchen is often the heart of the home and this large open-plan space is great for sociable family gatherings and there is a more formal lounge to the front of the property. So the house is a mix of social spaces for entertaining and more intimate spaces for those family members who like doing their own thing.

Upstairs on the first floor are three good sized double bedrooms, with the master bedroom having a private en-suite bathroom. There is also a large family bathroom with bath and shower. On the top floor is a large double bedroom which would be an independent teenagers dream or could provide a large home study area.

Outside the living accommodation continues with a fantastic games room in the garden, providing storage to the front and the ultimate games room to the rear. Currently set up with a pool table and bar this could also be used as a home office.

To the front of the property there is plentiful off-street parking and to the rear the amazing spacious garden with many sitting areas and currently a discreetly positioned hot tub.

This is a truly magnificent family home and based in the sought-after Redland area close to all the amenities on the Gloucester Road and within easy distance of the Whiteladies Road and transport networks.

Council Tax = F  
EPC = D  
Freehold



## Features

- Redland Green Catchment
- Detached Family Home
- Four Double Bedrooms
- Spacious Open Plan Living Area
- Modern and Stylish Throughout
- Outside Games Room/Home Office
- Large Rear Garden
- Off-Street Parking





#### **Kitchen/Family Room**

29'2" x 11'5" (8.90 x 3.48)

This is a fantastic open-plan living space which will be perfect for family time, entertaining and socialising. The modern kitchen is fully equipped with a Smeg Range Cooker, space for Dishwasher and Fridge Freezer and a range of wall and base units for storage. A breakfast bar divides the cooking area from the family room which in turn leads out through bi-fold doors to the large patio area.

#### **Dining Room**

7'10" x 16'2" (2.41 x 4.94)

The Dining Room flows from the kitchen/family room to the front of the property and provides an area for more formal eating and family gatherings.

#### **Utility Room**

6'5" x 11'10" (1.98 x 3.62)

Providing the perfect area to keep all your laundry sorted this room has space and plumbing for the washing machine, tumble dryer and there is also a wine cooler. With plenty of storage units, a separate guest cloakroom with wc and basin and also access from front to rear of the house this is an extremely practical and useful space.

#### **Lounge**

12'6" x 14'7" (3.82 x 4.45)

This tastefully decorated and comfortable lounge is the perfect room for the grown ups to relax in. It has modern decoration and neutral carpets and window to the front aspect.

#### **Master Bedroom**

12'6" x 11'5" (3.82 x 3.48)

This elegant room has modern decoration and built-in wardrobes. There are windows to the rear and side aspect making this a lovely bright room and a door leading to the private en-suite.

#### **En-suite to Master Bedroom**

A modern and stylish shower room with walk-in cubicle, wc and basin. With window to rear aspect.

#### **Bedroom Two**

12'6" x 11'9" (3.82 x 3.59)

This good sized double bedroom has elegant decoration and wooden laminate flooring. There are built-in wardrobes providing useful storage space and with windows to front and side aspect this is a light bright room.

#### **Family Bathroom**

Beautifully designed this stylish bathroom has a modern free standing bath, shower cubicle, wc and basin. There is a window to rear aspect.

#### **Loft Bedroom**

18'0" x 20'4" (5.50 x 6.21)

This is a great sized double room at the top of the house and would provide the perfect space for an independent teenager or could provide the all important home study away from any household distractions. With two velux windows and windows to the rear aspect there is plenty of natural light in this room.

#### **Games Room**

The former garage has been converted to provide a really good fun, family living and storage area. At the front there is still storage for bikes etc but to the rear is the ultimate games room or office space. French doors lead out to the patio area.

#### **Rear Garden**

This large rear garden is very well designed to provide ample seating areas for alfresco eating, socialising or general relaxation. The patio can be accessed through the kitchen bi-fold doors which are designed to open up the inside/outside living space. Steps from the patio lead up to an area with artificial lawn and decked seating area. There is currently a hot tub but this will be removed.

#### **Driveway Parking**

To the front is off-street parking for numerous cars.



# TENURE FREEHOLD



Total Area: 200.0 m<sup>2</sup> ... 2153 ft<sup>2</sup>  
All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		82	61

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(81-81) B			
(80-80) C			
(79-79) D			
(78-78) E			
(77-77) F			
(76-76) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.