



Carrington Road, BS3

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An attractive three bedroom period home located within a short walk of North Street and local shops, café's and restaurants as well as the local primary and secondary schools.

### ACCOMMODATION

Hallway with cloakroom

Kitchen/Dining Room

Lounge with bay window

Three double bedrooms

Modern shower room

Garden

Period property

northwood



## DESCRIPTION



Located within walking distance of the vibrant and popular North Street with its eclectic mix of shops, bars and cafés is this attractive three double bedroom family home. The house retains a wealth of period charm and is presented to a high standard, having undergone a number of improvements during our clients tenure, most notably a new modern kitchen and shower room.

Upon arrival at the house a tiled pathway leads to the front door, there is a small area at the front of the house which is perfect for bin and recycling storage.

Once inside the front door you are greeted by an internal porch, perfect for hanging up coats and brollies on wet days, a door from the porch area opens into the hallway.

Within the hallway a flight of stairs rise to the first floor, a door leads through to the lounge and at the far end of the hallway is the kitchen/dining room. There is also a cloakroom under the stairs.

The lounge is situated at the front of the house and benefits from a bay window, allowing for ample of natural light to enter the room, also within the lounge is a feature fireplace. An archway from the lounge leads to an additional reception area, this originally would've been the dining room but now could be used as further living space, home office, children's playroom or as a formal dining area. There is also an attractive fitted dresser, as well as double doors which lead to the garden.

Head into the kitchen and you will find a modern kitchen/dining area which is perfect for family and social occasions. The kitchen has an assortment of wall and floor units as well as ample worksurface space.

There is a built-in oven and grill, a warming drawer, microwave, dishwasher, wine cooler and a five burner gas hob, there is also room for an American style fridge/freezer.

At the far end of the kitchen there is ample room for a dining table and chairs, perfect for formal and informal dining. One of the key features of the kitchen/dining room are the bi-fold doors which lead to the garden. This helps to merge the two areas and create a real sense of openness.



The garden is paved for ease of maintenance and offers raised borders, a storage area at the rear and a gate which leads to the access lane behind.

On the first floor you will find three double bedrooms, the larger of the bedrooms is situated at the front of the house. Both of the other bedrooms overlook the rear garden. Also on the first floor is the modern shower room with attractive wall and floor tiling, a large walk-in shoe, WC and basin as well as a heated towel radiator.

## SITUATION

Located within walking distance of the popular vibrant North Street and its array of cafés and bars, this home will no doubt appeal to families and couples alike.

The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities as well as a cinema. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Parson Street Station. For those looking to travel further afield, Bristol International Airport is a mere 8 miles away and offers regular domestic and international flights.

## GENERAL

Tenure – Freehold. Services - Mains water, mains gas, mains electricity.  
Postcode – BS3 2AQ. Energy Performance Certificate – D. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777. Please note the land within this title is subject to an annual rent charge of £2.17s.6d.

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