



£950,000

5 Metford Place, Redland, Bristol, BS6 7LE

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

5 Metford Place Redland, Bristol, BS6 7LE

An extended semi detached home with a detached garage, in a rare corner plot location. This well presented home sits in a peaceful position at the end of a cul-de-sac, in the APR for Redland Green School.

The property has a larger than average garden (75ft at widest point) with main house enlarged via a two story side extension and single story addition across the rear. A pathway leads up through a front garden past planted beds and a mature tree to a storm porch framing the main entrance of the house. The hallway within links all the ground floor rooms with a staircase connecting the first floor.

On the right hand side a doorway leads into a living room with a half-bay with double glazed windows, an engineered oak floor and a log burner on a slate hearth. The hallway leads through to an impressive kitchen/ living space beyond, which has a pitched roof extension with velux windows flooding the room with light. A further row of six casement windows and a set of bi-folding doors connect the garden. This spacious room is zoned with a sitting area with a cast iron log burner, a dining area next to the garden and a well appointed kitchen. The sleek fitted units have a range of integrated appliances, composite worktops, two breakfast bars and a tiled splash back. An oak floor runs throughout while the room is lit by a considered range of pendant, spot and up lighting. A door at the rear of the room leads into a concealed section of the house with a useful utility room and a stylish shower room beyond. A further door on the left hand side leads into a versatile room used as an office and occasional fourth bedroom. This room is perfect self contained guest space with use of the next door shower room.

Stairs lead up to the first floor to three bedrooms and



a family bathroom. The light an bright master bedroom has a velux window and the luxury of both a separate dressing room and an ensuite shower room. The dressing room has built in hanging space and storage units while the shower room is fitted with a contemporary white suite with travertine wall and floor tiles.

Across the hallway are the second and third double bedrooms which sit next to each other. Both bedrooms have a fireplace and a white-washed timber floor, one with a window to the front, the other to the rear. A family bathroom is positioned centrally off the hallway and is fitted with a modern white suite with matching floor and wall tiles.

Externally at the garden spreads around the side and rear of the property and is much larger than many of the other homes locally. There is a large patio with built in seating area, a well tended lawn, mature tree and a range of planted beds. The side garden has a pergola seating area with planted beds, a secure shed and a gate providing access to the front. At the far end of the garden steps lead up to a block paved parking area and a garage which has a pitched roof with and up and over door. Timber gates lead out on to a rear access lane which leads from nearby Metford Grove.

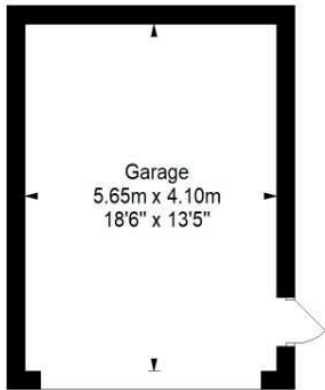
This is an exceptional home in a peaceful Redland location.



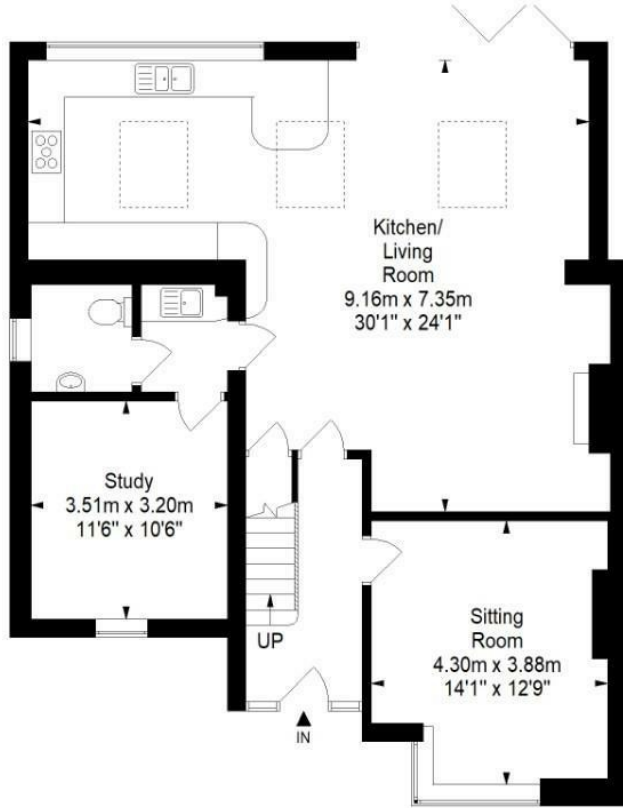


Metford Place, Redland, Bristol, BS6 7LE

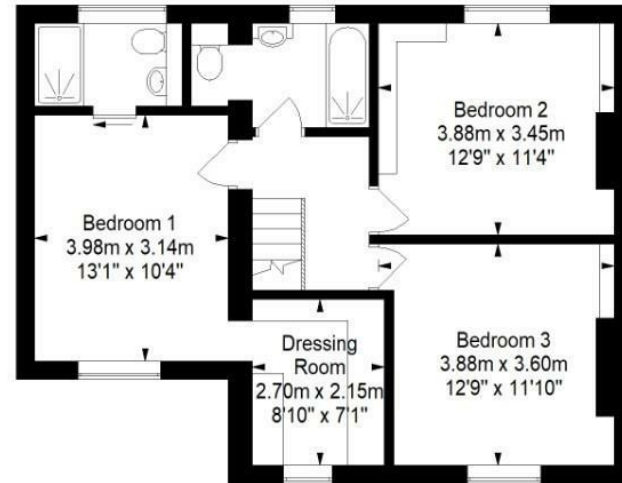
Approximate Gross Internal Area = 159.8 sq m/ 1720.1 sq ft
 (Excludes Garage)
 Garage Area = 23.2 sq m/ 249.7 sq ft
 Total Area = 183.0 sq m/ 1969.8 sq ft



Garage



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
 All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk