



£749,500

Oak Lodge Knoll Hill, Sneyd Park, Bristol, BS9 1QU

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# Oak Lodge Knoll Hill

## Sneyd Park, Bristol, BS9 1QU

A stylish 1930's semi detached home situated on a leafy road in Sneyd Park. This peaceful location is only 200m from Old Sneyd Park Nature Reserve and 500m from the Downs.

This well balanced two storey property has been sympathetically renovated by the current owners creating a light, bright and attractive home. There are well maintained gardens at the front and rear as well as a parking space.

A block paved pathway leads up to the front door, into an entrance vestibule with a herringbone brick tiled floor and built in storage for coats, boots and shoes. The hallway leads into the middle of the house with a dual aspect living room on the right hand side. This calm and welcoming space has a picture rail, a log burner, double glazed windows at the front and French doors at the rear, which connect the garden. The kitchen dining room sits on the opposite side of the hallway and is fitted with a range of sage green wall and base units, with a solid wood worktop, a Belfast style sink, space for a range cooker and other appliances. There are double glazed windows at the front and rear, a glazed door linking the garden and space for dining table. In the main hallway there is a useful w/c next to the foot of the stairs which rise to the upper floor.

On the first floor there are three double bedrooms, a study and a family bathroom. The master bedroom has dual aspect windows and a panelled feature wall, while bedrooms two and three both have built in storage. The contemporary bathroom is fitted with an elegant suite which comprises a free standing bath tub, close coupled w/c, vanity wash hand basin and a double width shower cubicle with marble tiling. The study sits centrally off the hallway and has a built in desk and shelving.



Externally at the rear the neatly landscaped garden comprises a patio seating area and lawn surrounding by willow fencing. The well planted front garden has a range of mature shrubs and plants, a lawn and parking space for a city car.

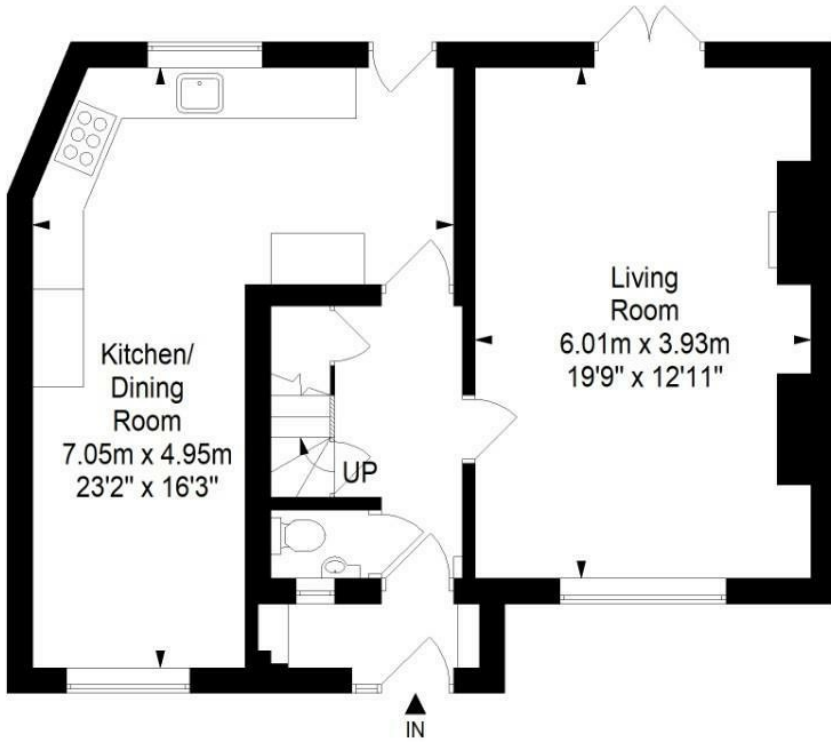
This is a beautiful home, in a secluded location and of a scale rarely found in Sneyd Park. Offered with no onward chain.



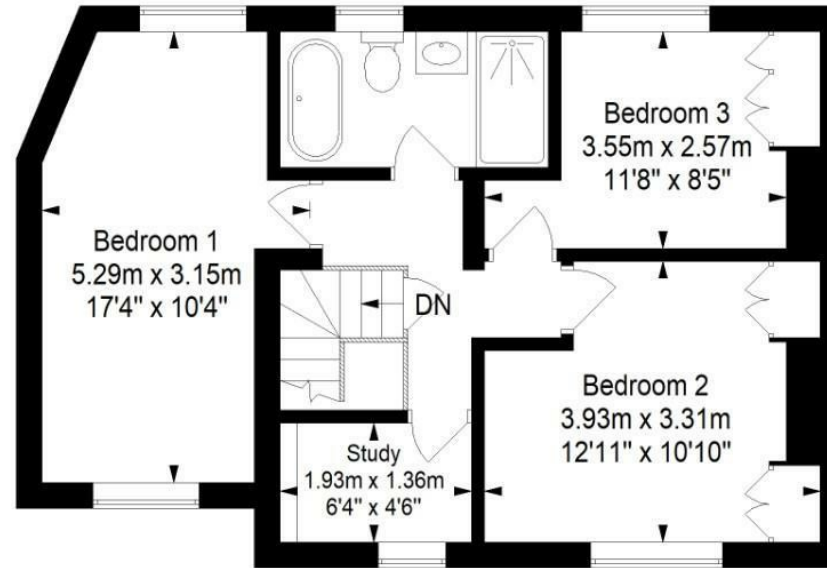


# Oak Lodge, Sneyd Park, Bristol, BS9 1QU

Approximate Gross Internal Area = 113.4 sq m/ 1220.7 sq ft



**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   |  |                         | 81        |
| (69-80) C   |  | 66                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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