

estate agents **auctioneers**



19A Lambrook Road, Fishponds, Bristol, BS16 2HA

£499,950

A unique development of just two highly energy efficient three story 3/4 bedroom 1300 sq ft homes, positioned in a secluded position with parking.

- Bespoke Development
- High Quality Finishes
- Secluded Location
- Solar Pannels
- Underfloor Heating
- 10 Year ICW Warranty
- Private Parking For 2 Cars
- Full Width Bi-Fold Doors
- Open Plan Kitchen
- EPC - B

#### The Property

19A & B Lambrook Road presents spectacular architectural features, high quality specifications throughout and boasts a tranquil setting in the garden with sounds of a nearby river passing through. The bespoke development situated at the end of a private road, nestled amongst greenery and quiet surroundings offers two brand new homes.

The properties span over three floors consisting of a bathroom on each level, and 3/4 bedrooms on the first and second floors. Attention to detail has been key throughout the build, sparing no expense on the quality of materials.

On the ground floor is a vast open plan kitchen/dining area, fitted with a stylish kitchen, central island with quartz worksurfaces and composite sink. Integrated appliances include Zanussi induction hob and oven, dishwasher, fridge/freezer and wine cooler. The space benefits immensely from full width Bi-Folding doors that open out onto the rear garden providing attractive views and the optimum space for hosting friends and family. Additionally, the kitchen has a generous utility room which also houses space for a washer/dryer, overflow storage cupboard and WC.

Accommodation is set out across the two upper floors, consisting of two bedrooms and a bathroom on each level. The bathrooms have been executed to a very high standard and fitted with 'Siena' sanitary ware.

The rear garden is patioed then transitions into a lawned section, of which fronts on to a small river. Additional features include outside lights, tap, electricity points and a side alley.

This property is an excellent example of a sustainable modern home with forward thinking elements such as solar panels and underfloor heating.

#### Location

The property is located in the ever-growing popular suburb of Fishponds, known for its quick links to the city centre via the M32, and its highly regarded and beautiful walks through Snuff Mills, Stoke Park & Oldbury Court Estate. Fishponds also benefits from excellent local schools, and an array of nearby shops, amenities, bars and restaurants just a short 5-minute walk away. Transport links also include a regular bus service commuting to the city centre.

#### Further Information

Tenure - Freehold  
New Build Warranty - 10 Year ICW

#### Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.





Denotes restricted head height

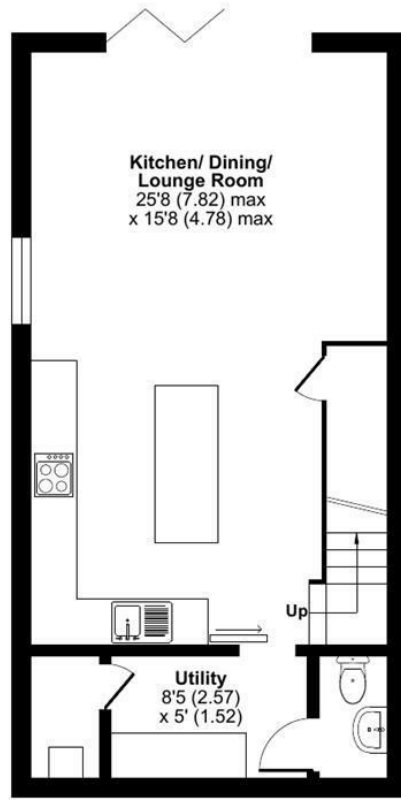
# Lambrook Road, Bristol, BS16

Approximate Area = 1312 sq ft / 121.8 sq m

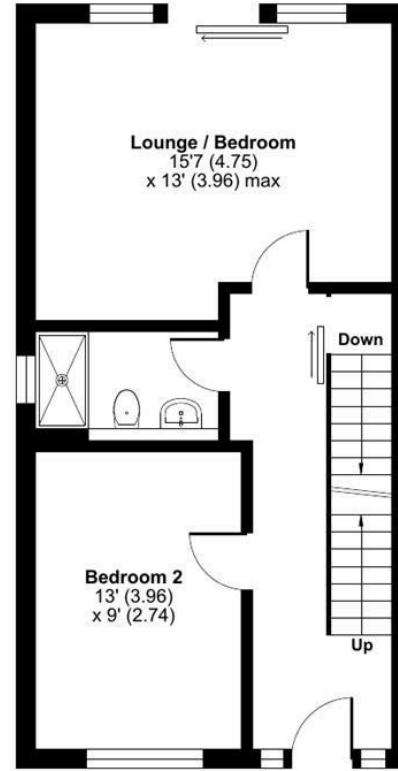
Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 1336 sq ft / 124 sq m

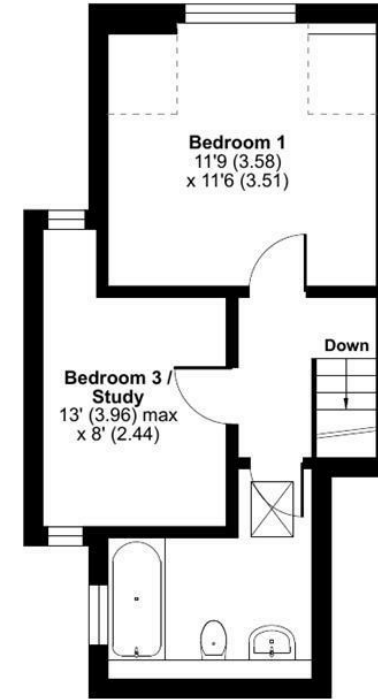
For identification only - Not to scale



LOWER GROUND FLOOR



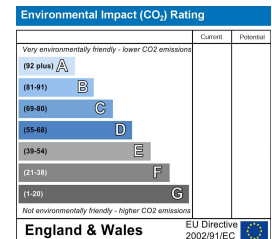
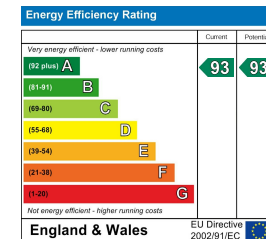
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Hollis Morgan. REF: 1005948



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