



Clare Avenue,

Guide Price £975,000

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Clare Avenue,

This superb extended 5 bedroom semi-detached family home is located just 300m from Redland Green School and only 200m from St Bonaventure's Catholic Primary School. Ideal for the growing family the property boasts two family bathrooms as well as a ground floor WC. To the ground floor the property further benefits from having two well proportioned separate reception rooms and a kitchen/dining room with separate utility area. The utility area offers direct access to the integral oversized single garage. The first floor offers four double bedrooms and a large single bedroom as well as the two bathrooms. Further benefits include double glazed and gas central heating heating system, the boiler for which is only a year old. Tastefully presented throughout, the vendor has maintained the character and features of the property whilst ensuring it has period style.

Externally to the front of the property, there is off road parking on the block paved driveway to the front of the garage and a lawn area surrounded by a border that is stocked with a variety of shrubs. The rear garden is generously proportioned and can be accessed from the side of the property. The garden is enclosed by a combination of fencing, hedging and wall and comprises of a substantial lawn area surrounded by block paved pathways and patios. The garden includes a variety of shrubs and trees.

The property's central position means it is surrounded by many of Bristol's more popular recreation areas. Gloucester Road and its array of cafes, bars, restaurants and independent retailers is less than half a mile away and Bristol City Centre is just over a mile further on. Head in the opposite direction and less than a miles stroll away you will arrive at the iconic 'Downs'. St Andrews Park is a similar distance away in yet another direction and almost next door to it, Bristol County Ground, home to Gloucester Cricket.





Ground Floor

Entrance Hall

Veneered Oak flooring, paneling to walls, radiator, dado rail, stairs to 1st floor, doors to

Reception Room One - 14'2 In To Bay x 12'1

Double glazed bay window to front, exposed timber floor boards, picture rail, TV point, telephone point, radiator.

Reception Room Two - 17'5 In To Bay x 11'1

Double glazed windows to rear, double glazed French doors to rear garden. Laminate flooring, picture rail, open fire place with inset wood burner, radiator.

Kitchen / Dining Room - 19'6 x 10'

Double glazed window to rear, double glazed French doors to rear garden. Country style fitted kitchen with match wall and base units with work tops over, integrated electric oven, integrated gas hob with cooker hood over, space for full sized dishwasher, inset twin bowl stainless sink drainer, door to

Utility Room - 8' x 4'3

Space for American style fridge / freezer, space and plumbing for washing machine, space for dryer, door to integral garage.

Cloakroom / WC

A generously sized WC with low level WC, wash hand basin on a pedestal.



First Floor

Bedroom One - 13'2 x 10'2 Max

Double glazed window to rear, built in triple wardrobe, laminate flooring, radiator.

Bedroom Two - 12' x 12'

Double glazed window to front, picture rail, exposed timber floor boards, radiator.

Bedroom Three - 12'4' x 9'5

Double glazed window to front, laminate flooring, radiator.

Bedroom Four - 12'3 x 9'1

Double glazed window to rear, laminate flooring, radiator.

Bedroom Five - 9'2 x 7'5

Double glazed window to rear, laminate flooring, radiator.

Bathroom One - 9'1 x 6'3

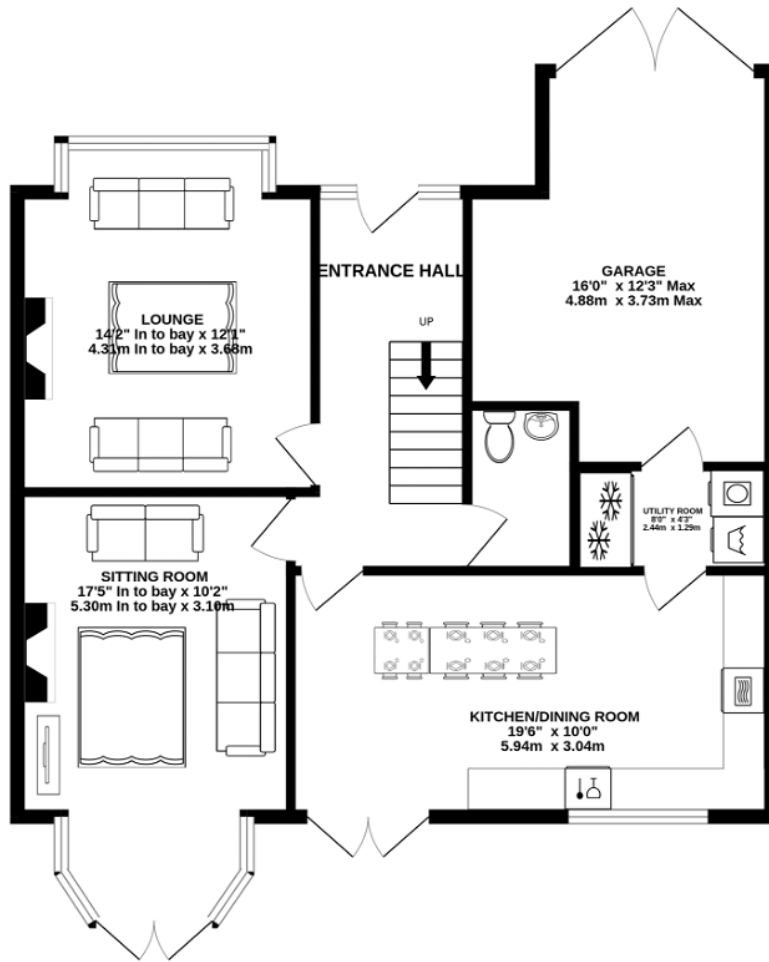
Double glazed window to side, Free standing bath with separate freestanding taps, corner shower cabin with overhead monsoon shower, body jets and multi function hand shower, wash hand basin on a pedestal, low level WC, chrome heated towel rail.

Bathroom Two - 7'1 x 6'1

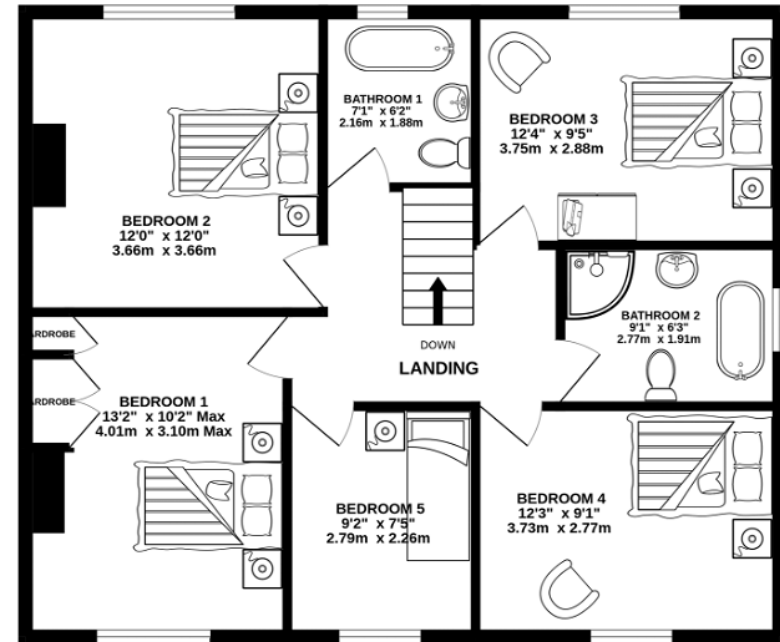
Double glazed window to front, Free standing Victorian style claw footed bath with mixer taps, wash hand basin on a pedestal, low level WC, chrome heated towel rail.



GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Registered company number is 12016573. VAT Registration Number is 327 4120 29