



38 Zetland Road, Redland

Guide Price £1,175,000

RICHARD  
HARDING



# 38 Zetland Road,

Redland, Bristol, BS6 7AB

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An incredibly spacious (2,605 sq.ft.), and well-arranged 5 double bedroom, 3 reception room Victorian semi-detached family home enjoying off road parking for at least 2 cars, a good sized 51ft x 29ft level rear garden and useful utility/cellar space.

## Key Features

- Roomy and versatile accommodation with generous room proportions throughout and plenty of retained character.
- Handy location, within a short stroll of the excellent local independent shops, restaurants and cafes of Gloucester Road, whilst also being close by Cotham Gardens Park and primary school, Redland train station, Bannatyne's gym and much more.
- **Ground Floor:** entrance vestibule with handy access straight through to the rear garden, generous central entrance hallway, 3 good sized reception rooms, an impressive **31ft x 11ft** sociable kitchen/dining room, leading directly out onto the rear garden, ground floor cloakroom/wc and access to the basement utility and cellar space.
- **First Floor:** landing, 3 double bedrooms and a family bathroom/wc, 2 further bedrooms off the respective upper and lower mezzanine landings and a further separate cloakroom/wc.
- Sold for the first time in nearly 30 years, this large well-located family home offers ample accommodation, parking and garden space for growing families.





## GROUND FLOOR

**APPROACH:** a block paved driveway providing off road parking for at least 2 cars. The pathway leads up the left hand side of the building from the driveway towards the main front door which goes into:-

**ENTRANCE VESTIBULE:** (6'10" x 4'0") (2.08m x 1.22m) a useful entrance space with coat hooks, door providing a handy access straight through to the rear garden and further attractive part stained glass door leading into the central entrance hallway.

**ENTRANCE HALLWAY:** (20'10" x 7'0" max inclusive of staircase) (6.35m x 2.13m) a wonderful wide welcoming entrance hallway with high ceilings, ceiling cornicing and central ceiling rose, dado rail, wood flooring, alarm control panel, corner cupboard housing fuse box for electrics, radiator, staircase rising to first floor landing and doors off to all three reception rooms, a ground floor we and further doors off the lower mezzanine landing to two useful storage cupboards and the kitchen/dining room.

**SITTING ROOM:** (front) (19'5" max into bay x 13'9" max into chimney recess) (5.93m x 4.19m) a large sitting room with high ceilings, ceiling coving and picture rail, wide bay to front comprising double glazed windows, an attractive cast iron fireplace, wood flooring, radiator and wide wall opening connecting through to reception 3/study.

**RECEPTION 3/STUDY:** (14'7" x 9'8" max into chimney recess) (4.45m x 2.95m) high ceilings, ceiling coving, picture rail, double glazed window to front, cast iron fireplace, built in storage cupboards and floating shelving to chimney recesses and a radiator.

**RECEPTION 2/FAMILY ROOM:** (rear) (17'8" x 13'4" max into chimney recess) (5.38m x 4.06m) a large second sitting room with high ceilings, ceiling cornicing, picture rail, period fireplace, built in cabinets to chimney recesses and two large double glazed windows to rear, overlooking the rear garden, wood flooring and a radiator.

**KITCHEN/DINING ROOM:** (rear) (31'7" x 11'9") (9.63m x 3.59m) an impressive extended kitchen/dining space with a fitted kitchen comprising base and eye level cupboards and drawers with granite worktops over and inset stainless steel sink, appliance space for range cooker with built in chimney hood over and integrated dishwasher and microwave oven. The kitchen area flows through to an impressive glazed extension with double glazed floor to ceiling windows and doors overlooking and accessing the rear garden with ample space for dining and seating furniture, Velux skylight windows, wood flooring and several stairs descending from the kitchen/dining space to the lower ground floor utility room.

**UTILITY ROOM:** (12'6" x 12'3" max with an approx ceiling height of 6'3") (3.81m x 3.73m/1.91m) a useful family sized utility space with a high level worktop, inset sink and plenty of appliance space beneath, wall mounted Worcester gas boiler, small window to rear, radiator and door accessing a cellar storage area, which runs beneath the entrance hallway.

**CLOAKROOM/WC:** low level wc with concealed cistern, wall mounted wash basin, corner cupboard and inset spotlight.

## FIRST FLOOR

**LANDING:** a spacious central landing with rooflight window above providing natural light through the landing and stairwell, doors off the main landing to three double bedrooms and family bathroom/wc and further door off the lower mezzanine landing accessing bedroom 4 and off the upper mezzanine landing accessing bedroom 5 and a separate wc.

**BEDROOM 1:** (front) (17'5" max into bay x 13'8" max into chimney recess) (5.31m x 4.17m) a large double bedroom with wide bay to front comprising 3 double glazed windows, high ceilings with ceiling coving, picture rail, wood flooring, radiator and built in cabinets and shelving to chimney recesses.

**BEDROOM 2:** (rear) (14'7" x 13'4" max into chimney recess) (4.45m x 4.06m) high ceilings with ceiling coving and picture rail, double glazed window to rear overlooking the rear garden, wood flooring, radiator and built in wardrobes/storage cupboards to chimney recesses.

**BEDROOM 3:** (front) (14'10" x 9'10" max into chimney recess) (4.53m x 3.00m) a double bedroom with high ceilings, ceiling coving, picture rail, double glazed window to front, radiator and built in storage cupboards.

**BEDROOM 4:** (rear) (off lower mezzanine landing) (14'6" x 11'1" max into chimney recess) (4.42m x 3.37m) a good sized double bedroom with ceiling coving, central ceiling rose, double glazed windows to rear, built in storage and open shelving to chimney recesses, radiator and wood laminated flooring.

**BATHROOM/WC:** (8'4" x 6'10") (2.54m x 2.08m) a white suite with panelled bath with system fed shower over, low level wc with concealed cistern and wash hand basin set into a counter. Part tiled walls, double glazed windows to side, inset spotlights and a radiator.



**BEDROOM 5:** (off upper mezzanine landing) (14'7" x 11'3" max into chimney recess) (4.44m x 3.43m) a double bedroom with radiator and low level double glazed window to rear, offering a leafy open outlook over rear and neighbouring gardens.

**CLOAKROOM/WC:** low level wc with concealed cistern, wall mounted wash basin and extractor fan.

## OUTSIDE

**FRONT GARDEN & OFF ROAD PARKING:** the property has the rare advantage of a block paved driveway to front providing off road parking for at least two family sized vehicles with a wide gated pillared entrance and hedgerows to front and side providing privacy.

**REAR GARDEN:** (approx 51ft x 29ft max) (15.54m x 8.84m) a good sized level rear garden with attractive stone and brick boundary walls mainly laid to lawn with generous paved seating area closest to the property, raised railway sleeper borders to the rear containing a mature Acer and Palm tree. Outdoor tap and useful side access through the entrance vestibule to the front of the property.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

### **PLEASE NOTE:**

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable 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. 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 contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

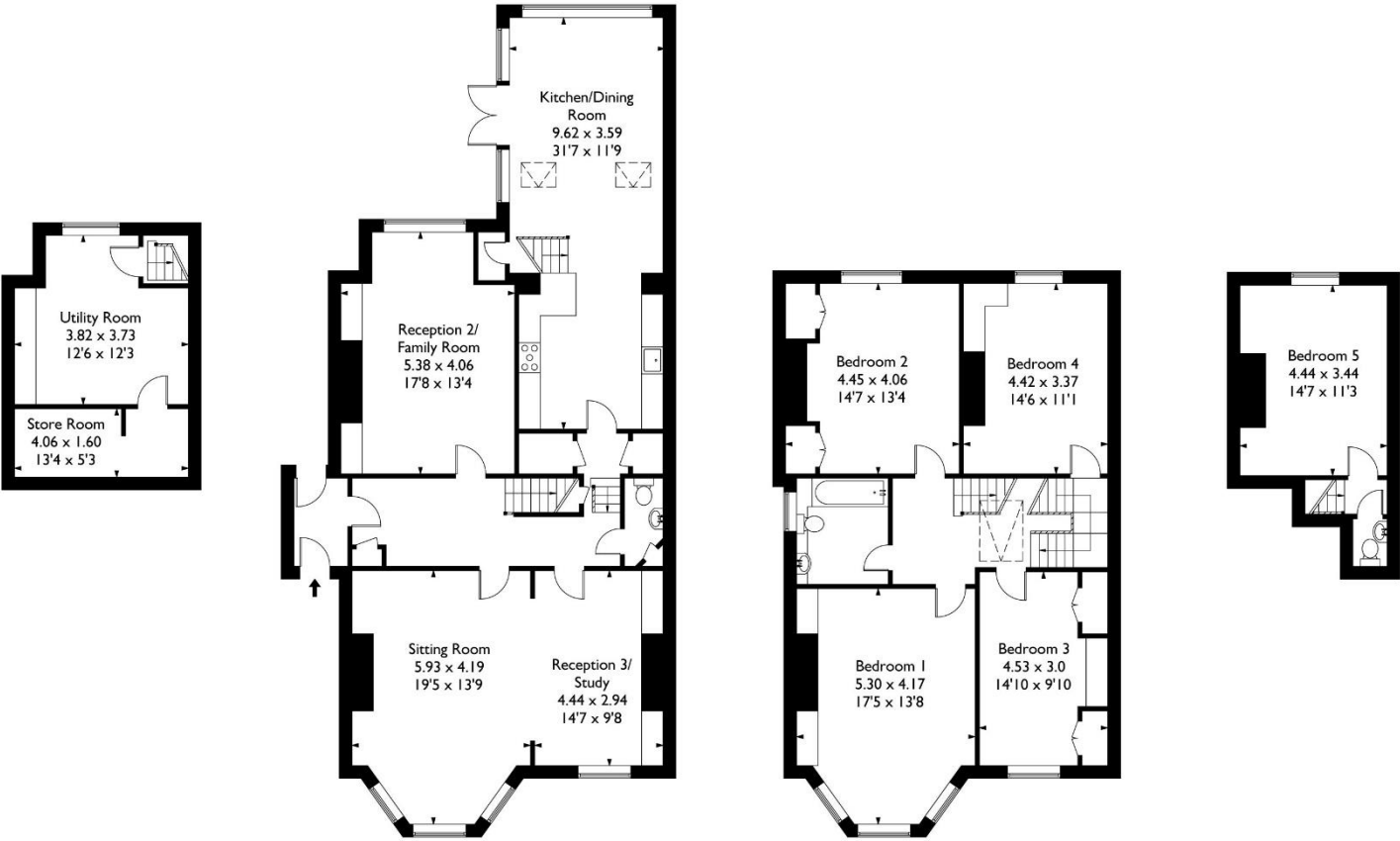
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**





# Zetland Road, Redland, Bristol BS6 7AB

Approximate Gross Internal Area 242.00 sq m / 2605.20 sq ft



Basement

Ground Floor

First Floor

Second Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.