

57 Metford Road, Redland

Guide Price £1,100,000

RICHARD
HARDING



57 Metford Road,

Redland, Bristol, BS6 7LB

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Located on a much sought after road in Redland, a stylish and extended 1930s semi detached family home with a spectacular south facing rear garden having a wonderful kitchen/dining/living room, off street parking and just 350m from both Westbury Park primary school and Redland Green secondary school.

Key Features

- Prime location for families within just 350m of excellent primary and secondary schools (Westbury Park and Redland Green) and offering the convenience of local shops and bus connections of Coldharbour Road, North View and Waitrose supermarket. The green open spaces of Redland Green Park and Durdham Downs are also nearby.
- **Ground Floor:** entrance hallway, cloakroom/wc, utility room, kitchen/dining/living room and additional reception room.
- **First Floor:** landing, bedroom 1, bedroom 2, bedroom 3, bedroom 4 and bathroom/wc.
- **Outside:** paved driveway offering off-street parking space for 2 vehicles and south facing landscaped private rear garden backing on to Metford Road allotments and home office.
- Beautiful interior with an uncompromising layout.
- A practical and versatile family home in a superb and highly desirable location.





GROUND FLOOR

APPROACH: the property is approached from the pavement, proceed up a block paved driveway where the entrance door can be found immediately in front of you.

ENTRANCE HALLWAY: tiled floor leads into a welcoming hallway with ceiling light point, understairs storage cupboard, radiator, telephone point, stairs leading to first floor landing. Doors radiate to reception room, kitchen/dining/living room, door to: -

CLOAKROOM/WC: white suite comprising of low level wc, wash hand basin, ceiling light point, extractor fan, radiator, double glazed window to front elevation and tiled flooring.

UTILITY ROOM: tiled flooring continues, plumbing for washing machine, space for extra undercounter fridge and freezer, radiator and ceiling light point.

RECEPTION ROOM 1: (12'7" x 14'1") (3.84m x 4.29m) currently used as a bedroom but a very versatile space which can be made back into a sitting room. A well-proportioned bay fronted room with double glazed windows overlooking the front elevation with fitted shutters, ceiling light point, picture rail, radiator and moulded skirting boards.

KITCHEN/DINING/LIVING ROOM: large and sociable space with stunning views towards the rear elevation over Metford Road allotments. Measured and described as 2 separate spaces.

Kitchen: (17'8" x 7'2") (5.38m x 2.18m) a range of base units with wooden worktop over, stainless steel sink with swan neck mixer tap, five ring gas hob, integrated dishwasher and oven with grill, space for American style fridge freezer, radiator and Worcester combi boiler.

Dining/living space: (17'8" x 19'3") (5.38m x 5.87m) bi folding doors providing a seamless outlook and access out onto the tastefully landscaped rear garden. Tiled flooring continues, ample space for dining room table and additional furniture, recessed chimney breast with fitted log burner, radiator and spotlights.

FIRST FLOOR

LANDING: moulded skirting boards and ceiling light point. Doors leading to bedroom 1, bedroom 2, bedroom 3, bedroom 4, bathroom/wc and Juliette balcony.

BEDROOM 1: (12'2" x 12'0") (3.71m x 3.66m) double glazed window to front elevation with fitted half shutters, moulded skirting boards, picture rail and radiator.

BEDROOM 2: (10'2" x 11'5") (3.1m x 3.48m) double glazed Juliette balcony overlooking the rear elevation, moulded skirting boards, radiator and spotlights.

BEDROOM 3: (7'4" x 12'9") (2.24m x 3.89m) double bedroom with double glazed window overlooking front elevation, moulded skirting boards and radiator.

BEDROOM 4: (7'7" x 9'2") (2.31m x 2.79m) double glazed window to front elevation, ceiling light point, moulded skirting boards and radiator.

BATHROOM/WC: a smart and well-appointed family bathroom comprising of inset bath with tiled enclosure, double glazed window towards southerly rear elevation, separate shower enclosure, low level wc, wash hand basin and two towel radiators.



OUTSIDE

FRONT GARDEN/PARKING: block paved driveway with small boundary wall, and space for 2 cars.

REAR GARDEN: immediately upon entering the garden from the bi fold doors you are greeted with a large deck (24'4" x 28'7") (7.42m x 8.71m), tiered levelled providing ample space for seating and barbequing areas with the benefits of external electrics and water source. Stairs from the deck lead down to the rear of the garden with boundary fence, continuation of the beautiful southerly rear aspect, part laid to lawn and a vast selection of mature shrubs and bushes.

GARDEN ROOM: (10'7" x 15'0") (3.23m x 4.57m) an incredibly multi-functional space built by the current owner which is currently used as a separate snug/garden room but can very easily be used as a home office. Lino flooring, two large bi fold doors and an incredibly useful kitchenette with a ceramic sink with chrome swan neck mixer tap over, tastefully hidden behind the panelled wall to side. Further storage cupboard is also concealed in a side panelled wall.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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.

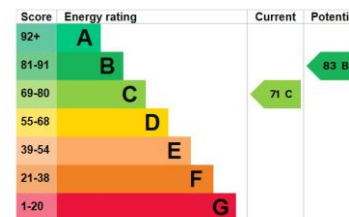
LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: D

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.



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





Floorplan to Follow