



96 Worrall Road, Clifton

Guide Price Range £1,000,000 - £1,050,000

RICHARD
HARDING



96 Worrall Road,

Clifton, Bristol, BS8 2TU

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A smart, spacious (circa 2,000 sq. ft.) and well arranged 4 bedroom modern family home in an idyllic location, close to the Downs, and enjoying the rare advantage of off road parking (with EV charging) for two cars and a tastefully landscaped rear garden.

Key Features

- Excellent location on the desirable Worrall Road, within just 100 metres of the Downs and a level stroll to the local cafe, Italian deli and wider shops, cafes and bus connections of Whiteladies Road, along with its cinema and weekly farmers' market.
- St Johns Primary School and other excellent schools are also within easy reach, as is Clifton Village and other central areas of Bristol.
- Versatile accommodation including 4 double bedrooms (2 with en-suites), a 24ft x 16ft living room and a separate sociable kitchen/dining room, accessing the rear garden. Utility room, ground floor cloakroom/wc and useful storage space.
- **Outside:** off road parking for two vehicles plus EV charging point and being with the local residents parking permit scheme, creates stress free parking.
- A great opportunity to purchase a modern, lower maintenance alternative to a period house in Clifton, with plenty of space.





GROUND FLOOR

APPROACH: via a block paved driveway providing off road parking for two cars. The driveway approaches the covered entrance and main front door to the house.

ENTRANCE HALLWAY: staircase rising to first floor landing with handy recess beside, inset spotlights and a radiator. Glazed double doors accessing:-

KITCHEN/DINING ROOM: (24'8" x 16'0") (7.53m x 4.87m) a good sized sociable kitchen/dining room with a modern fitted kitchen comprising base and eye level gloss cream kitchen units with wood block worktop over and inset sink and drainer unit, integrated dishwasher, double oven and appliance for an American style fridge/freezer. Overhanging breakfast bar, contemporary upright radiators, double glazed window to front, further double glazed windows to rear. Ample space for dining and seating furniture. Low level door accessing a generous understairs storage cupboard. Further door accessing utility room and ground floor cloakroom/wc. Sliding patio doors providing access out onto the rear garden.

UTILITY ROOM: a good sized utility space with built-in gloss cream units with plenty of cupboards, drawers and hanging space. Plumbing and appliance space for washing machine. Door leading through to:-

CLOAKROOM/WC: a ground floor cloakroom/wc with low level wc, wash hand basin with storage cabinet beneath, tiled walls, radiator and a double glazed window to front.

FIRST FLOOR

LANDING: staircase continuing up to second floor. Doors accessing the large first floor living room and bedroom 4/home office.

LIVING ROOM: (24'8" x 16'1") (7.53m x 4.91m) a wonderful large through living space. Bay window to front comprising double glazed windows offering a wonderful open outlook down the avenue of gardens of opposite, with glimpses of Cabot Tower and Wills Memorial Hall in the distance. Further double glazed windows to rear overlook the rear garden. Inset spotlights and radiators.

BEDROOM 4: (front) (11'7" x 9'6") (3.52m x 2.90m) currently used as a home office but would work equally well as a child's double bedroom; double glazed window to front, radiator, built-in desk.

SECOND FLOOR

LANDING: doors off to bedroom 1, bedroom 2 and a recessed airing/storage cupboard.

BEDROOM 1: (12'7" x 10'1") (3.83m x 3.07m) a principal bedroom suite with a double bedroom with double glazed window to front and a radiator. Arched wall opening with walkway through a dressing room with built-in recessed wardrobes and a door accessing:-

En-Suite Shower Room/WC: a walk-in shower enclosure, low level wc, dual sinks with storage drawers beneath, built-in mirror over, shaver point, heated towel rail, inset spotlights and double glazed windows to front.

BEDROOM 2: (12'2" x 10'6") (3.72m x 3.20m) a double bedroom with double glazed windows to rear, radiator. Doors accessing en-suite bathroom/wc and walk-in wardrobe with built-in open wardrobes.

En-Suite Bathroom/WC: white suite comprising panelled bath, low level wc, wash hand basin with storage beneath, tiled walls, tiled floor, contemporary towel rail, double glazed window to rear, shaver point and inset spotlights.

TOP FLOOR

LANDING: doors off to bedroom 3 and shower room/wc

BEDROOM 3: (19'0" x 12'9") (5.79m x 3.88m) a loft converted double bedroom with Velux skylight windows to side, feature porthole double glazed window to front, low level hatches accessing eaves storage space and a radiator.



SHOWER ROOM/WC: shower enclosure with system fed shower, low level wc, wash hand basin with storage cabinets beneath, tiled floor, tiled walls, radiator and Velux skylight windows.

OUTSIDE

OFF ROAD PARKING AND FRONT GARDEN: the front of the property is landscaped to block paving affording off road parking for two cars. There is an EV charging point. Attractive stone boundary wall with inset flower border. Main front door to the house.

REAR GARDEN: landscaped rear garden with an open westerly side aspect and terraces rising up allowing plenty of daytime sunshine in summer months. There is a sunken courtyard seating area closest to the property with several steps up to a terrace providing a perfect space for outdoor seating, leading up to a lawned section of garden where there is a garden shed, flower borders and built-in corner bench seat with raised railway sleeper borders behind.

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: F

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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

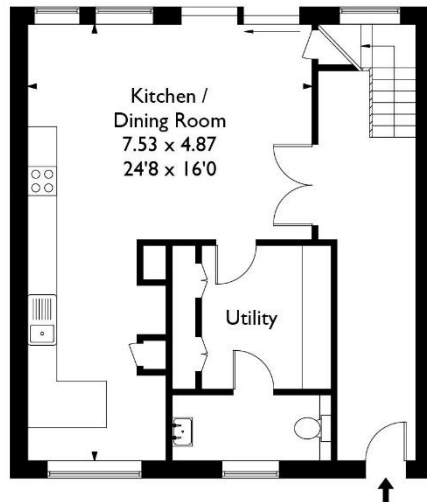
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



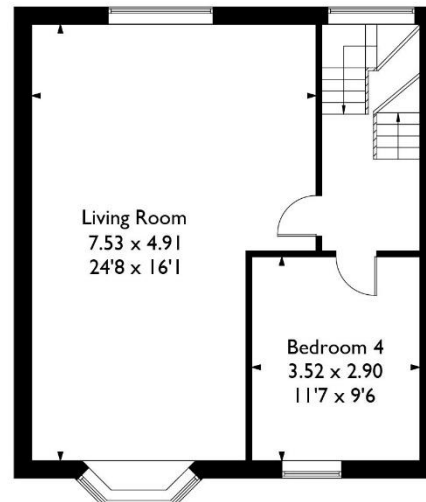


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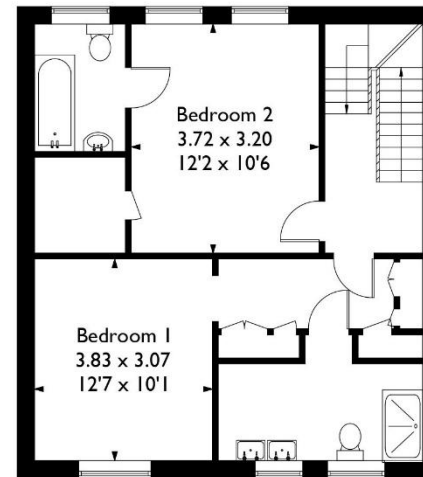
Approximate Gross Internal Area 180.2 sq m / 1939.4 sq ft



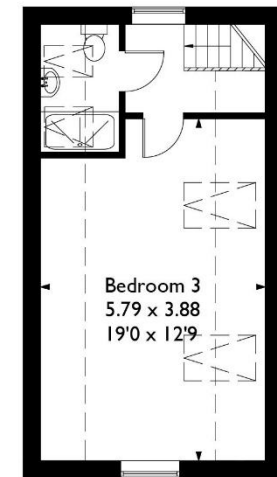
Ground Floor



First Floor



Second Floor



Third 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.