



50 Upper Cranbrook Road, Redland
Guide Price Range £1,000,000 - £1,100,000

RICHARD
HARDING



50 Upper Cranbrook Road,

Redland, Bristol, BS6 7UP

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Located on a much sought after tree-lined road in Redland/Westbury Park borders; a well-presented 5 bedroom, 2 bath/shower room, 1920's semi-detached family home, having two large reception rooms, separate kitchen, 22ft front garden, 65ft rear garden and single garage.

Key Features

- The neighbourhood has a great deal to offer. Perfectly positioned for those considering schooling options being circa 735 metres from Redland Green Secondary School, circa 445 metres from Westbury Park Primary School and 480 metres from Henleaze Primary School. The local convenience store is a nearby Waitrose, and just a short walk away there is a fishmonger, two butchers shops, cafes, good small restaurants a-plenty, a gastro pub and many varied independent shops to explore as well as the local library and cinema.
- The house has been lovingly looked after during our clients 23 year stewardship with loft conversion by Jon Pritchard added to provide 25ft principal bedroom with en-suite shower room and separate dressing room.
- The rear garden measures some 65ft in length and 25ft in width which is unusually large for this location and offers sitting out areas, shrub borders, section of lawn and single garage accessed via rear vehicular lane. The house enjoys a good amount of privacy from the road via a front garden (measuring 25ft in width x 22ft in length) with high hedge border and is predominantly laid to lawn with useful side access to the rear garden. Others in the street have chosen to create off street parking but this would be subject to application to Bristol City Council.
- **Ground Floor:** entrance porch, reception hall, bay fronted sitting room, dining room, kitchen, utility room, cloak room/wc.
- **First Floor:** landing, 4 bedrooms, family bathroom.
- **Second Floor:** landing, bedroom 1 with en-suite shower room and dressing room.
- **Outside:** 22ft front garden, 65ft rear garden with sitting out areas, single garage.
- **Properties of this nature seldom come to the open market and an earliest viewing is unhesitatingly recommended to avoid disappointment.**





GROUND FLOOR

APPROACH: from the pavement, there is a clipped hedgerow that provides a good amount of privacy and wrought iron pedestrian gate opening onto a brick paved pathway leading to part stained glass entrance porch with wall light. Part etched glass wood panelled door with side panels, opening to:-

RECEPTION HALL: (16'0" x 9'0") (4.88m x 2.74m) a most welcoming and spacious entrance, having wide staircase ascending to the first floor with handrail plus arts and crafts style spindles, bamboo flooring with underfloor heating, moulded skirtings, picture rail, ornate moulded corning, understairs storage cupboards. Panelled doors with moulded architraves, opening to:-

SITTING ROOM: (18'1" x 14'2" max measurements) (5.50m x 4.31m) dual aspect with box bay window to the front elevation comprising six windows with overlights plus additional window to the side elevation. Central chimney breast with inset woodburning stove set upon a slate hearth with wooden mantelpiece. Moulded skirtings, picture rail, coved ceiling, radiator, ceiling light point.

DINING ROOM: (18'1" x 14'2") (5.50m x 4.31m) upvc double glazed door with side panels and overlights overlooking and opening externally to the rear garden. Ornate cast iron fireplace (not usable) with decorative tiled slips, slate hearth and an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast (one with fitted bookshelving), bamboo flooring with underfloor heating, moulded skirtings, picture rail, ornate moulded corning, ceiling light point.

KITCHEN: (12'9" x 10'8") (3.88m x 3.24m) comprehensively fitted with an array of shaker style base and eye level units combining drawers and cabinets, roll edged granite effect worktop surfaces, splashback tiling, stainless steel sink with draining board to side and swan neck mixer tap over, tiled effect flooring, glazed display cabinets, moulded skirtings, radiator, picture rail, spotlights on rail, pelmet lighting. Integral electric double oven with 5 ring gas hob. Built-in under counter fridge. Space for dishwasher. Window overlooking the rear garden. Panelled door opening to:-

UTILITY ROOM: (13'1" x 6'6") (4.00m x 1.97m) dual aspect with windows to the side and rear elevations, base and eye level cabinets, roll edged granite effect worktops, stainless steel sink with draining board to side and mixer tap, integral tall fridge/freezer, space and plumbing for washing machine, space for tumble dryer, inset ceiling downlights. Part multi-paned door opening externally to the rear garden. Part obscure glazed door opening to:-

SEPARATE WC: low level dual flush wc, obscure glazed window to the side elevation, tiled flooring, extractor fan, wall light point.

FIRST FLOOR

LANDING: part galleried over the stairwell with turning staircase ascending to the second floor, moulded skirtings, picture rail, ceiling light point. Panelled doors with moulded architraves, opening to:-

BEDROOM 2: (18'1" x 14'1") (5.50m x 4.30m) dual aspect with box bay window to the front elevation plus additional window to the side, a range of built-in wardrobes offering ample hanging rail and shelving space, moulded skirtings, radiator, picture rail, wall light point, ceiling light point.

BEDROOM 3: (14'2" x 11'1") (4.32m x 3.39m) window overlooking the rear garden, wash hand basin with double opening cupboard below and splashback tiling, moulded skirtings, picture rail, radiator, ceiling light point.

BEDROOM 4: (10'2" x 9'1") (3.09m x 2.77m) window to the front elevation, wood effect flooring, moulded skirtings, picture rail, radiator, ceiling light point.

BEDROOM 5: (11'1" x 7'11") (3.38m x 2.42m) window to the rear elevation, a range of built-in wardrobes with cupboards above, moulded skirtings, radiator, picture rail, ceiling light point.

FAMILY BATHROOM/WC: (10'3" x 6'5") (3.12m x 1.96m) panelled bath with hot and cold water taps plus wall mounted electric shower unit and handheld shower attachment. Wash hand basin set into roll edged wood effect worktop with low level flush wc having concealed cistern. Obscure glazed window to the side elevation, moulded skirtings, radiator, inset ceiling downlights, extractor fan.

SECOND FLOOR

LANDING: enjoying plenty of natural light via Velux window, ceiling light point. Panelled door opening to:-

BEDROOM 1: (25'6" x 13'11") (7.77m x 4.25m) having an attractive canopied ceiling with two Velux windows to the front elevation plus tall window to the rear elevation with far reaching rooftop views and smaller windows to either side. Engineered oak flooring, moulded skirtings, inset ceiling downlights, two radiators, eaves storage cupboards, built-in wardrobe. Panelled doors opening to:-

Walk-In Wardrobe: (7'5" x 5'1") (2.26m x 1.55m) window to the side elevation, sloping ceiling with inset ceiling downlights, ample hanging rail, drawer and shelving space.

En-Suite Shower Room/WC: (7'4" x 5'6") (2.24m x 1.68m) shower cubicle with low level shower tray, wall mounted shower unit and handheld shower attachment. Pedestal wash hand basin with mixer tap. Low level dual flush wc. Engineered oak flooring, majority tiled walls, heated towel rail/radiator, moulded skirtings, obscure glazed window to the side elevation, inset ceiling downlights, extractor fan.





OUTSIDE

FRONT GARDEN: (25ft x 22ft) (7.62m x 6.71m) enjoying a good amount of privacy from this quiet road with high hedge border, to one side of the pathway there is a level section of lawn with well-stocked borders and an established silver birch tree. Gated side access to:-

REAR GARDEN: (65ft x 25ft) (19.81m x 7.62m) immediately to the rear of the house and accessed via both the utility room and dining room there is a large timber deck with ample space for garden furniture, potted plants and barbecuing etc. Steps descend to the remainder of the garden which features a circular sitting out area, section of lawn, further patio at the very rear of the garden with summer house, well-stocked borders featuring an array of flowering plants, mature shrubs and fruit trees.

GARAGE: (15'10" x 11'7") (4.83m x 3.53m) accessed via the rear vehicular lane with metal up and over door, sloping ceiling with exposed beams providing raised height storage, window to the side elevation, personal door to the garden, light and power connected.

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		78 C
55-68	D		
39-54	E	48 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.





Upper Cranbrook Road, Redland, Bristol, BS6 7UP

Approximate Area = 204.4 sq m / 2200 sq ft

Garage = 17.2 sq m / 185 sq ft

Total = 221.6 sq m / 2385 sq ft

Including Limited Use Area (4.0 sq m / 43 sq ft)



Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 320804