



2 Upper Cranbrook Road, Redland

Guide Price £1,100,000

RICHARD  
HARDING



# 2 Upper Cranbrook Road, Redland, Bristol, BS6 7UN

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Located on a much sought after tree-lined road in Redland/Westbury Park borders; a well-presented and extended, 4 bedroom, 2 bath/shower room, 1920's semi-detached family home, having bay fronted sitting room, two further interconnecting reception rooms, well-stocked rear garden, off-street parking and storage garage.

## Key Features

- The neighbourhood has a great deal to offer. Perfectly positioned for those considering schooling options, being circa 500 metres from Redland Green Secondary School, circa 470 metres from Westbury Park Primary School and 650 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 17 year stewardship with loft conversion featuring double bedroom, shower room and dressing room. In addition, a ground floor extension with utility room and family room having canopied ceiling, bi-folding doors with triangular window above and wood burning stove.
- The rear garden measures some 70ft in length and 25ft in width which is unusually large for this location and offers sitting out areas, shrub borders and large section of lawn. There is off-street parking located at the front of the property which continues alongside the house to a storage garage.
- **Ground Floor:** entrance porch, reception hall, bay fronted sitting room, semi open-plan kitchen/dining/family room, utility room, cloakroom/wc.
- **First Floor:** landing, 3 bedrooms, family bath/shower room.
- **Second Floor:** landing, bedroom with dressing room, shower room/wc.
- **Outside:** front garden, **70ft** rear garden with sitting out area, off-street parking, storage garage.
- **Properties of this nature seldom come to the open market and an earliest viewing is recommended.**





## GROUND FLOOR

**APPROACH:** from the pavement, a pathway with gentle flight of steps ascending to the front entrance. Upvc double glazed front door with overlight, opening to:-

**ENTRANCE PORCH:** a pair of windows with overlights to the front elevation plus internal window through to the sitting room, quarry tiled flooring with inset entrance mat, coat hooks. Solid wood panelled front door with leaded light insert and arched overlight, opening to:-

**RECEPTION HALL:** a most welcoming introduction, having an elegant turning staircase ascending to the first floor, wooden flooring, moulded skirtings, ornate moulded cornicing, radiator, base level main switchboard control cupboard, understairs open-fronted storage with further coat hooks. Panelled doors with moulded architraves opening to the sitting room and dining area. Part obscure multi-paned door opening to:-

**CLOAKROOM/WC:** low level dual flush wc, wall mounted wash hand basin with mixer tap and splashback tiling, obscure glazed window to the side elevation, ceiling light point.

**SITTING ROOM:** (16'2" x 14'5") (4.92m x 4.40m) wide bay window to the front elevation with overlights and radiator below. Central period fireplace with cast iron surround and an ornately carved wooden mantelpiece plus recesses to either side of the chimney breast. Moulded skirtings, picture rail, ornate moulded cornicing, ceiling light point.

**DINING AREA:** (13'5" x 12'11") (4.08m x 3.94m) central coal effect gas fire with cast iron surround, decorative tiled slips, ornately carved wooden mantelpiece and slate hearth. Recesses to either side of the chimney breast, tall moulded skirtings, two vertical column style radiators, picture rail, ornate moulded cornicing, two ceiling light points. Wide wall openings through to the kitchen area and family room.

**KITCHEN AREA:** (9'7" x 8'0") (2.93m x 2.45m) comprehensively fitted with an array of base and eye level units shaker style units combining drawers and cabinets. Roll edged granite worktop surfaces with matching upstands and splashback to the hob. Integral appliances including electric oven, 5 ring gas hob, stainless steel extractor hood and dishwasher. Space for tall fridge/freezer, window to the side elevation, coved ceiling, inset ceiling downlights. Cupboard housing Worcester Greenstar gas fired combination boiler. Wall opening through to the utility room.

**FAMILY ROOM:** (13'5" x 12'10") (4.10m x 3.90m) having high canopied style ceiling with Velux window and triangular window to the rear elevation. Wooden flooring with underfloor heating, woodburning stove set upon a slate hearth, moulded skirtings, inset ceiling downlights, built-in shelving, wired for surround sound speakers. Wide bi-folding doors overlooking and opening externally to the rear garden.

**UTILITY ROOM:** (13'1" x 5'8") (3.99m x 1.73m) double opening larder style cupboard with generous shelving and further cupboards above, shaker style base and eye level units combining cupboards and drawer, roll edged wooden worktop surfaces with splashback tiling, Belfast style sink with swan neck mixer tap, part tiled and part wooden flooring with shallow flight of steps in-between, high sloping ceiling with Velux window, inset ceiling downlights. Space and plumbing for washing machine, space for tumble dryer. Upvc double glazed door opening externally to the rear garden.

## FIRST FLOOR

**LANDING:** part galleried over the stairwell and enjoying natural light with obscure glazed window to the side elevation, turning staircase ascending to the second floor with further window also to the side elevation. Moulded skirtings, ceiling light point. Panelled doors with moulded architraves, opening to:-

**BEDROOM 2:** (16'1" x 12'6") (4.90m x 3.80m) box bay window to the front elevation with radiator below, generous built-in wardrobes with cupboards above and shelving, moulded skirtings, picture rail, ceiling light point.

**BEDROOM 3:** (13'0" x 12'6") (3.95m x 3.80m) windows with overlights to the rear elevation with far reaching views and radiator below, generous built-in wardrobes with cupboards above and shelving, moulded skirtings, picture rail, ceiling light point.

**BEDROOM 4:** (9'8" x 9'0") (2.94m x 2.75m) windows with overlights to the rear elevation with far reaching views and radiator below, moulded skirtings, picture rail, ceiling light point.

**FAMILY BATH/SHOWER ROOM/WC:** (9'0" x 6'8") (2.74m x 2.03m) large shower cubicle with wall mounted shower unit, handheld shower attachment and waterfall style shower. Panelled bath with mixer tap. Wall mounted wash hand basin with mixer tap and pull out drawer below. Low level dual flush wc. Obscure glazed windows with overlights to the front elevation, tiled flooring and majority tiled walls, heated towel rail/radiator, inset ceiling downlights, extractor fan, ceiling light point.





## SECOND FLOOR

**LANDING:** enjoying natural light via the aforementioned windows to the side elevation, inset ceiling downlight, ceiling light point and complimentary shelf. Doors with architraves, opening to:-

**BEDROOM 1:** (17'2" x 11'7") (5.23m x 3.35m) three windows to the rear elevation with far reaching rooftop views, two Velux windows to the front elevation, radiator, canopied style ceiling with inset ceiling downlights. Door to:-

**Walk-In Wardrobe:** part restricted head height, window to the rear elevation, inset ceiling downlights, radiator. Door returning to the landing.

**SHOWER ROOM/WC:** (7'6" x 4'5") (2.29m x 1.35m) shower cubicle with wall mounted electric shower and handheld shower attachment. Low level flush wc. Pedestal wash hand basin with mixer tap. Fully tiled walls, shaver point, inset ceiling downlights, extractor fan, heated towel rail/radiator, Velux window.

## OUTSIDE

**FRONT GARDEN:** the house is set back from the road behind a level front garden with clipped hedge borders and an assortment of mature shrubs.

**OFF-STREET PARKING:** off-street parking for one car with the driveway narrowing and providing access to the storage garage via wooden double doors.

**STORAGE GARAGE:** window to the side elevation, light and power connected, personal door from the rear garden.

**REAR GARDEN:** (65ft x 30'11") (19.81m x 9.42m) immediately to the rear of the house and accessed via bi-folding doors from the family room (as well as a door from the utility room) there is a paved patio with ample space for garden furniture, potted plants and barbecuing etc. The remainder of the garden is then principally laid to lawn enclosed by timber fencing with deep borders featuring an array of flowering plants, mature shrubs and climbing plants. Two apple trees, useful garden shed and a further sitting out area for the evening sun. External double power socket, outside tap and lighting.

## IMPORTANT REMARKS

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

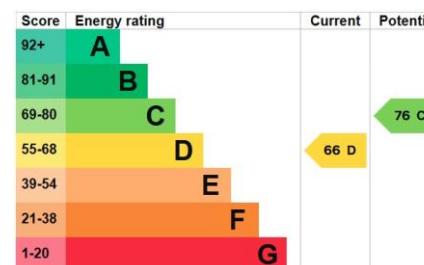
**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**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: 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.



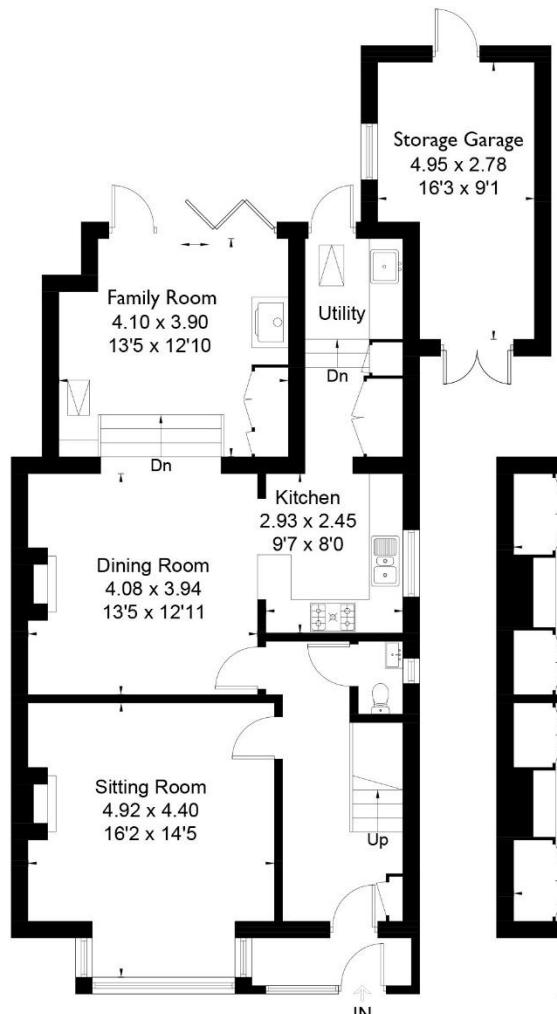
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





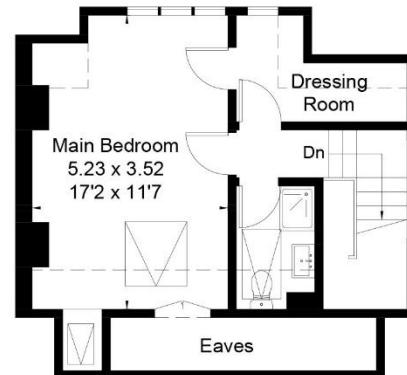
# Upper Cranbrook Road, Redland Bristol, BS6 7UN

Approximate Floor Area = 175.2 sq m / 1886 sq ft (Excluding Eaves / Shed)



Ground Floor

First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [#100974](http://fourwalls-group.com)