



13 Berkeley Road, Westbury Park

Guide Price £835,000

RICHARD  
HARDING



A exceptional and beautifully presented four bedroom (one with en-suite) family home, offering a pleasing blend of period character and a modern design led interior, enjoying a fantastic extended kitchen/dining space with bi-folding doors accessing the level rear garden.

## Key Features

- **Fabulous location** on a peaceful, neighbourly and well regarded side road in Westbury Park, within just yards of the green open spaces of the Downs and within just 300 metres of Westbury Park School and 850 metres of Redland Green School. Incredibly handy for the local shops, cafes and restaurants of North View, Coldharbour Road and Henleaze Road, as well as bus connections to all central areas, the Orpheus Cinema & Waitrose supermarkets.
- **Ground Floor:** entrance vestibule flows through into an entrance hallway with understairs storage and ground floor cloakroom/wc, impressive through bay fronted reception room with two fireplaces and oak herringbone flooring, extended sociable kitchen/dining space with a gorgeous fitted kitchen and underfloor heating, with bi-folding doors accessing the level rear garden.
- **First Floor:** split landing, bedroom 1 with period fireplace and built in wardrobes, bedroom 2, bedroom 4 and family bathroom.
- **Second Floor:** landing, recessed cupboard with modern fitted Worcester boiler, loft converted guest bedroom 2 with stunning en-suite shower room/wc.
- Extensively renovated over the last four years including kitchen extension, new bathrooms and much more.
- An exquisite period home in an incredibly handy location with a bright, tasteful and well arranged interior.





## GROUND FLOOR

**APPROACH:** via attractive stone period pillars with garden gate accessing the courtyard front garden and the pathway leading to the main front door to the property.

**ENTRANCE VESTIBULE:** high ceilings with ceiling coving, tiled floor with inset floor mat, period part stained glass door leading through into the: -

**ENTRANCE HALLWAY:** original staircase rising to first floor landing, with understairs storage cupboard and understairs cloakroom/wc. Tiled flooring, radiator. Doors off to the through lounge/dining room and the extended kitchen/breakfast room.

**THROUGH LOUNGE/DINING ROOM:** (25'5" max into bay x 13'0" max into chimney recess) (7.76m x 3.96m) large sociable room (originally two reception room) with a bay window to front comprising three sliding double glazed sash style windows with plantation shutters. Two period fireplaces, high ceilings with ceiling coving, herringbone oak flooring, radiators, built in cabinets to chimney recesses and plenty of natural light.

**KITCHEN/DINING ROOM:** (16'1" x 15'0") (4.90m x 4.58m) stunning extended kitchen/dining space with a modern fitted kitchen comprising base and eye level Shaker style units with worktop over and inset Belfast style sink, integrated appliances including two low level ovens with 5-ring gas hob over. Integrated dishwasher, fridge/freezer and wine fridge. Further plumbing and appliance space for washing machine and dryer. Central peninsula with overhanging breakfast bar providing seating, tiled floor with underfloor heating, side return extension with three Velux skylight windows flooding the space with natural light, three bi-folding doors to the rear providing a seamless access out onto the rear garden.

**CLOAKROOM/WC:** low level wc, wall mounted wash basin, tiled floor, inset spotlight and extractor fan.



## FIRST FLOOR

**LANDING:** split landing with doors off to bedroom 1, bedroom 2, bedroom 4 and a family bathroom. Staircase rises from the first floor to the second floor landing.

**BEDROOM 1:** (front) (16'6" max into chimney recess and into built in wardrobes x 11'5") (5.04m x 3.49m) beautiful light filled principal double bedroom with two large sliding sash style double glazed windows to front with built in shutters, exposed stripped floorboards, period fireplace, built in wardrobes spanning the length of the room with storage cupboards over, period radiator and high ceilings with ceiling cornicing.

**BEDROOM 3:** (11'5" x 10'6" max into chimney recess) (3.48m x 3.19m) double bedroom with high ceilings, double glazed sliding sash style window to rear, exposed stripped floorboards, period fireplace, radiator.

**BEDROOM 4:** (9'3" x 8'5") (2.83m x 2.57m) a pretty bedroom with a double glazed sliding sash style window to rear elevation, overlooking the rear garden, exposed stripped floorboards and a period fireplace with tiled hearth.

**FAMILY BATHROOM/WC:** white suite comprising a period style claw foot bath with system fed shower over and glass shower screen, low level wc, pedestal wash basin, small double glazed window to side, tiled floor, part tiled walls, inset spotlights, extractor fan and a radiator.

## SECOND FLOOR

**LANDING:** double glazed window to side throwing plenty of natural light through the landing and stairwell, recessed cupboard housing the Worcester gas central heating boiler, door accessing bedroom 2.

**BEDROOM 2:** (15'6" x 13'6" across into dormer and below sloped ceilings) (4.73m x 4.07m) loft converted double bedroom, with dormer to side comprising double glazed windows, to the other side there are two further Velux windows and low level hatches accessing eaves storage space, door accessing a smart en-suite shower room/wc.

**En-Suite Shower Room/WC:** (6'3" x 6'8") (1.91m x 2.03m) a gorgeous en-suite shower room with oversized walk in shower cubicle with system fed shower and glass shower screen, low level wc, wall mounted wash basin with tiled splashback, radiator, part tiled walls, mosaic tiled floor, extractor fan, inset spotlights and obscured double glazed window to side.



## OUTSIDE

**FRONT GARDEN:** small low maintenance courtyard front garden laid to tiling with a storage shed, space for bins recycling etc. there is an attractive period front boundary wall, front and side brick boundary walls and stone pillars either side of the garden gate.

**REAR GARDEN:** (20ft x 16ft) (m x m) tastefully landscaped low maintenance rear garden with a seamless connection out from the bi-folding doors of the kitchen/dining space to a paved seating area, steps down to an artificial lawned section. There is a garden gate accessing a handy gated pedestrian rear access lane, useful when using bicycles or for building works etc.

## 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.

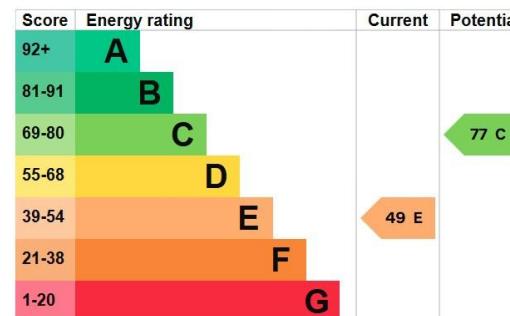
**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

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

**PLEASE NOTE:**

1. **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.
2. **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>
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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.



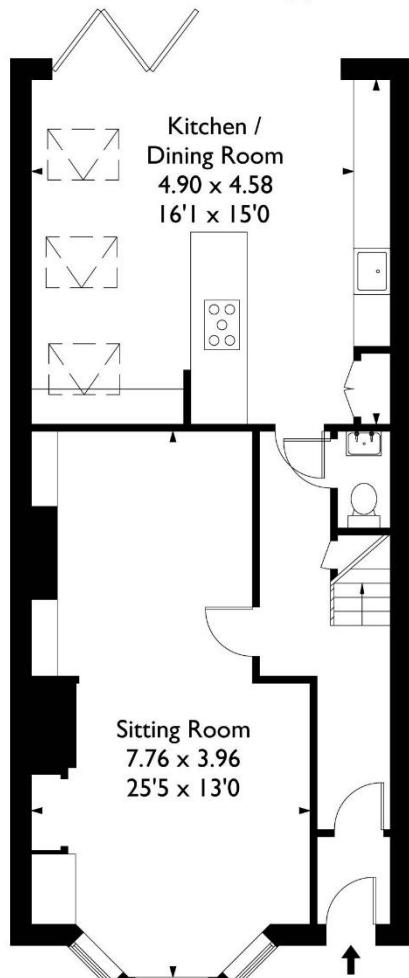
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



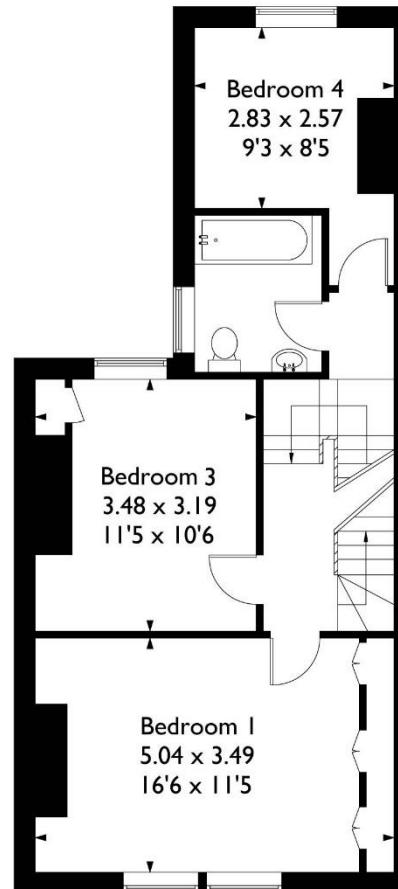


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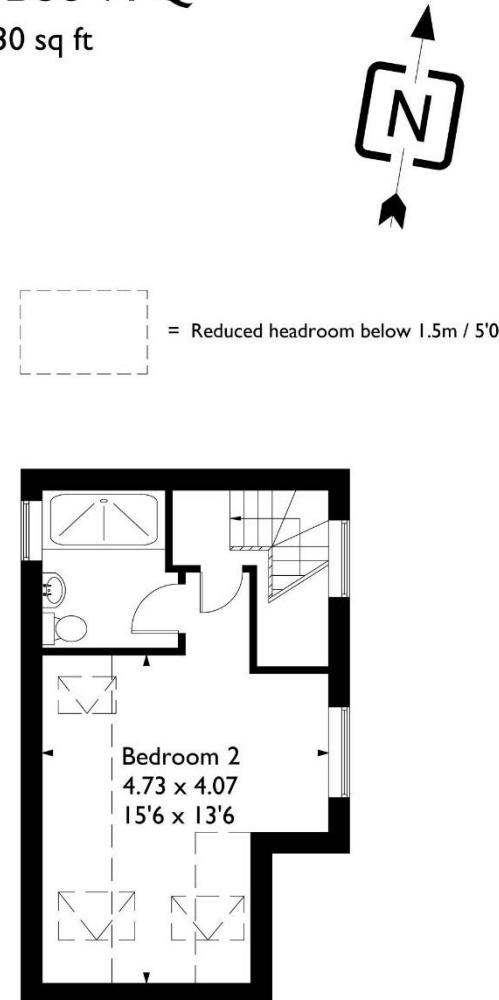
Approximate Gross Internal Area 135.90 sq m / 1462.30 sq ft



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0



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.