



Bloomfield Road, Brislington

£530,000

- **3D INTERACTIVE TOUR**
- **Four Bedrooms**
- **Kitchen / Dining Room**
- **En-Suite Shower Room**
- **Established & Well Maintained Rear Garden**
- **Exquisite Family Home**
- **Sitting Room**
- **Family Bathroom**
- **Increasingly Popular Location**
- **Energy Rating - D**

Nestled in the vibrant community of Brislington, this exquisite family home offers the perfect blend of urban convenience and suburban tranquility. Just steps away from the bustling Sandy Park, you'll find an array of charming cafes and boutique shops, including the trendy Kin, artisanal Deli and the quaint Sandy Park Greengrocers. For the culturally inclined, the nearby Paintworks boasts the renowned Bocabar, Soul Pilates and the innovative children's play café, Outhere Indoors. Young professionals will appreciate the easy access to Bristol's city centre and Temple Meads Station, both within a pleasant stroll along the river. Nature enthusiasts will relish the proximity to lush green spaces, including the serene Nightingale Valley Nature Reserve, picturesque St Annes Wood and historic Arnos Vale. The River Avon's scenic footpaths offer endless opportunities for leisurely walks, culminating at the beloved Beese's Riverside Bar, perfect for summer evenings. Families will find solace in the area's excellent schools, such as Holymead, St Annes and the innovative Out There Forest School. Commuters benefit from Brislington's strategic location, with bus routes ensuring seamless connectivity. This stunning property has been meticulously refurbished, boasting a warm and inviting living room with stripped floorboards and a cosy log burner, a sleek, modern kitchen with recently fitted appliances and a handy pantry, an open-plan kitchen/dining area, perfect for entertaining, four bedrooms, with the smallest currently being used as a versatile home office space, a newly renovated family bathroom, a breath taking loft conversion featuring a luxurious master suite with en-suite shower and Juliette balcony. The beautifully landscaped garden is an oasis of tranquility, featuring a spacious raised deck for al fresco dining, a paved patio area, ideal for evening relaxation and low-maintenance astroturf. Don't miss this rare opportunity to own a piece of Brislington's bright future.

Sitting Room 14'11" into bay x 11'11" into recess (4.56 into bay x 3.64 into recess)

Kitchen/Diner 18'4" into recess x 12'4" (5.59 into recess x 3.78)

Bedroom One 19'9" x 14'5" (6.04 x 4.41)

Both at max - Limited head space due to sloped ceilings

En-Suite 7'7" x 5'6" (2.32 x 1.69)

Bedroom Two 15'1" into bay x 10'7" into recess (4.61 into bay x 3.23 into recess)

Bedroom Three 12'4" x 11'11" into recess (3.77 x 3.65 into recess)

Bedroom Four 7'2" x 6'5" (2.20 x 1.98)

Bathroom 6'6" x 5'10" (2.00 x 1.80)

Tenure - Freehold

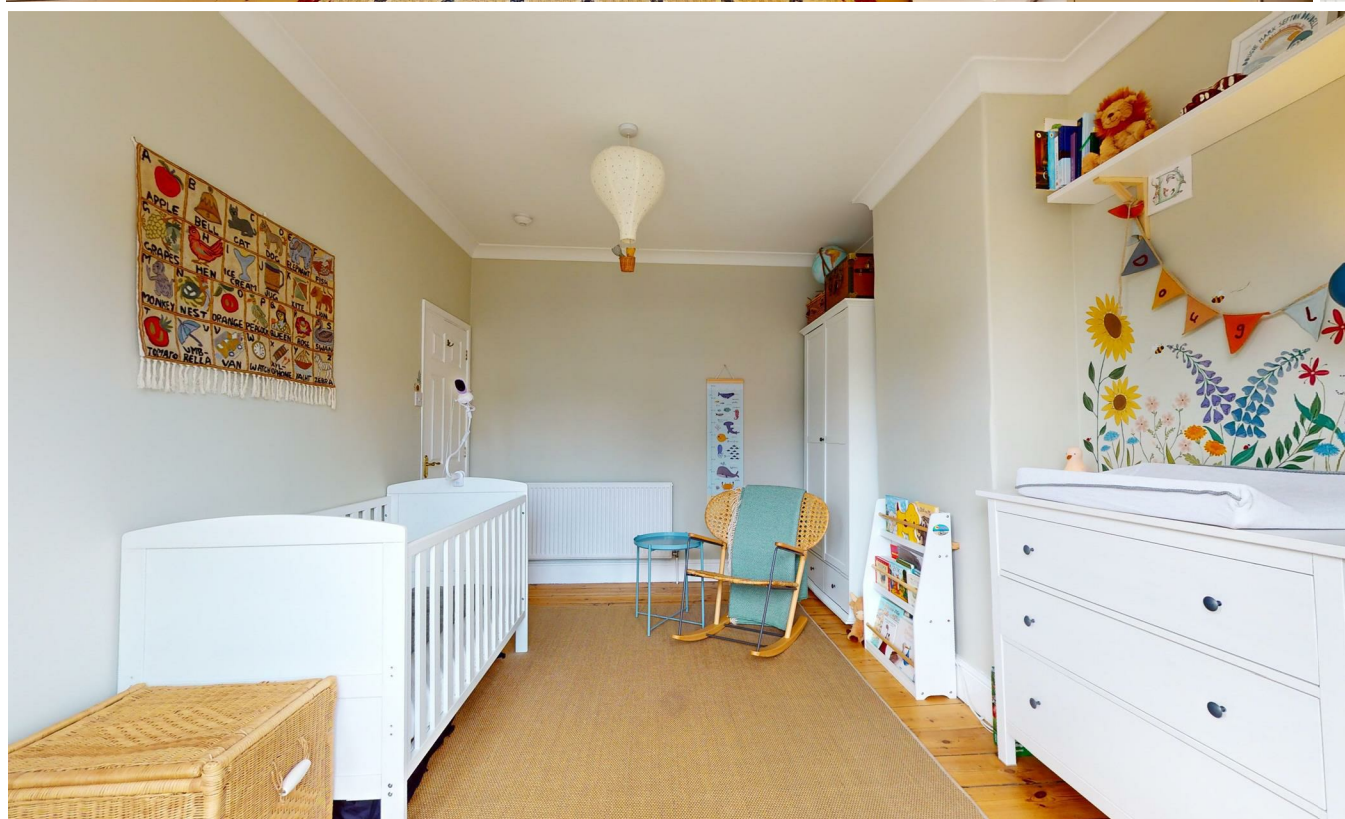
Council Tax Band - B







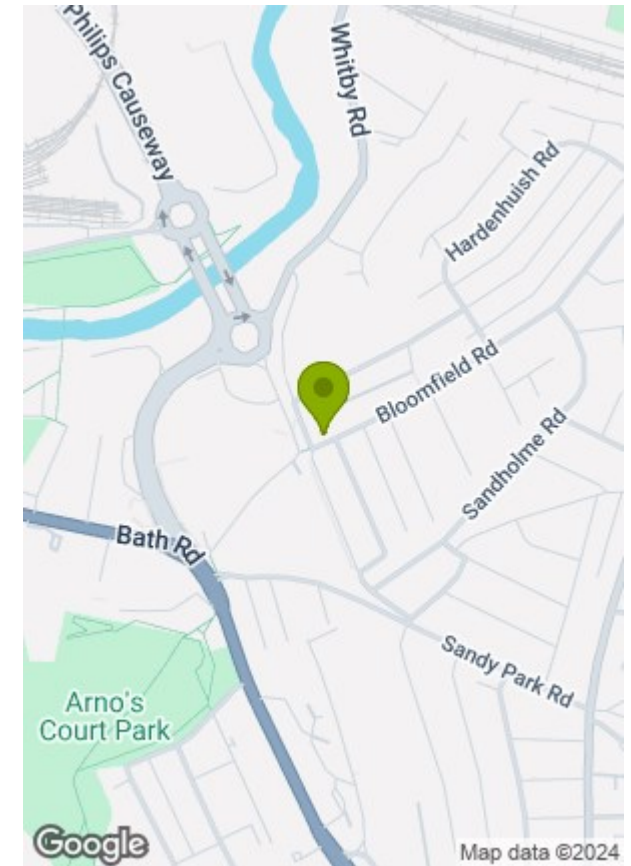












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		84
	60	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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