

17 Ravenhill Avenue, Bristol, BS3 5DU

Price Guide £650,000



Situated on the doorstep of Perrett's Park, this exceptional home perfectly balances period charm with modern living. From the moment you arrive, its elevated position and striking façade set the tone for the character and style within.

Step inside through the inviting vestibule, where an original wooden internal door with stunning stained glass welcomes you. The ground floor is beautifully enhanced by herringbone parquet wood flooring throughout, adding warmth and character to every space.

The bay-fronted sitting room is a perfect place to unwind, featuring a charming log burner that creates a cosy yet elegant atmosphere. The heart of the home is the bespoke kitchen/diner, designed for both practicality and style. With Velux windows and full-width bi-fold doors, this space is flooded with natural light and seamlessly connects to the garden. A separate laundry room and a convenient W/C complete the ground floor.

Upstairs, there are two generously sized double bedrooms, each offering a peaceful retreat. A tastefully designed shower room adds to the home's stylish feel. Where the third bedroom once was, the landing now provides a flexible space that could be used as a home office or reading nook, adding further versatility to this already remarkable home.

And just when you think it couldn't get any better, the loft has been transformed into a magnificent third bedroom. This impressive space boasts an en-suite shower room, a luxurious freestanding bath within the bedroom that maintains plenty of privacy, and a Juliet balcony that overlooks the neighbouring gardens.

Outside, the elevated rear garden is filled with mature shrubbery, creating a private and tranquil setting. At the end of the garden, a two-storey outbuilding offers incredible versatility. Currently used as a gym and office, it also benefits from a kitchenette, a shower room and extra storage - making it suitable for a variety of uses.

This is not one to be missed!

Sitting Room 15'02 bay x 12'08 max (4.62m bay x 3.86m max )

Kitchen Diner 18'05 x 18'03 max (5.61m x 5.56m max)

Laundry Room 3'08 x 11'02 (1.12m x 3.40m)

Bedroom One 15'03 bay x 12'09 max (4.65m bay x 3.89m max)

Bedroom Two 12'01 x 12'10 max (3.68m x 3.91m max)

Shower Room 5'05 x 7'00 (1.65m x 2.13m)

Loft Room 16'04 max x 14'05 max (4.98m max x 4.39m max)

Ensuite Shower Room 9'00 x 3'08 (2.74m x 1.12m)

Gym 17'11 x 12'11 max (5.46m x 3.94m max)

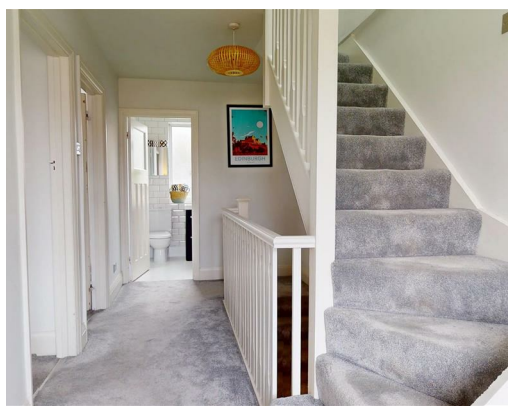
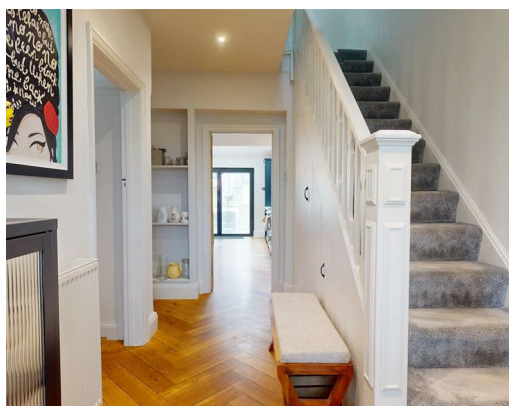
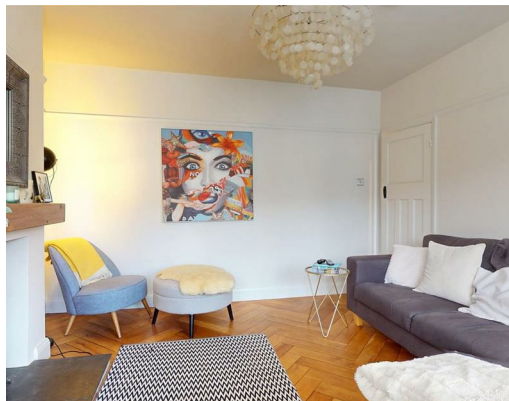
Shower Room 6'04 x 3'02 (1.93m x 0.97m )

Office 10'03 x 12'11 (3.12m x 3.94m)

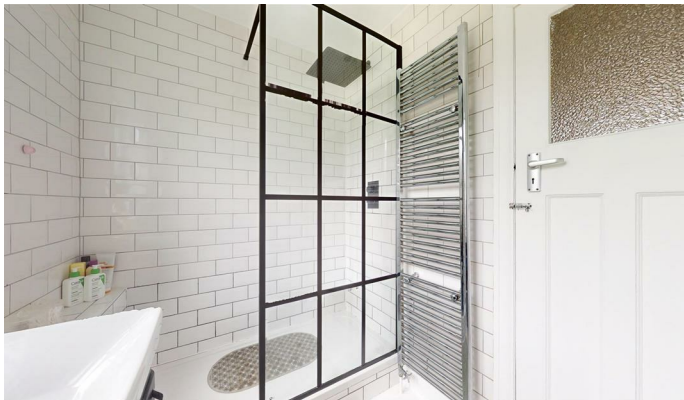
Tenure - Freehold

Council Tax Band - C

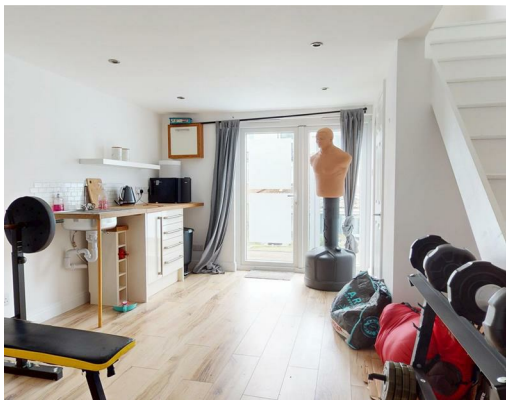
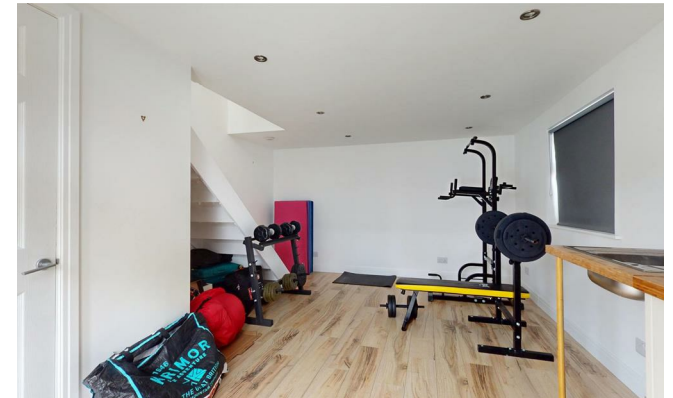








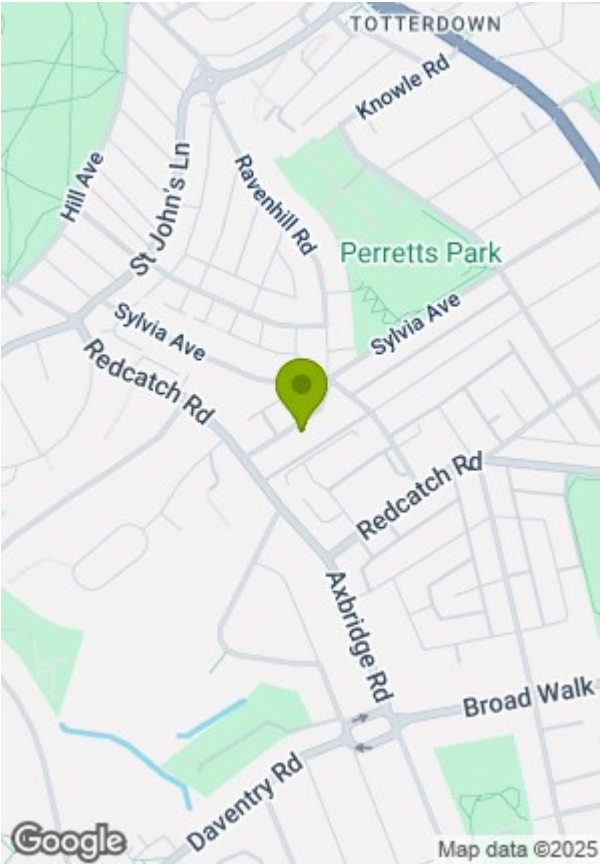








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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		81	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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