



Imperial Road, Knowle

£575,000

- **Energy Rating - C**
- **En-Suite Master Bedroom**
- **Kitchen / Breakfast Room**
- **Conservatory**
- **Extensive Views**

- **Extended - Three Double Bedrooms**
- **Utility & Ground Floor Cloakroom**
- **Separate Dining Room**
- **Large Family Bathroom**
- **Driveway & Garage**

Nestled on the sought-after Imperial Road just off West Town Lane, this impressive semi-detached family residence offers an exceptional living experience. This substantial property has been thoughtfully extended to accommodate modern family life.

Upon entry, a welcoming porch leads to a spacious garage and a convenient storeroom. Stepping into the main house, you're greeted by an elegant entrance hallway featuring an ornate stained glass door and surround. The ground floor boasts a well-appointed bay fronted lounge with a log burner, a separate formal dining room with a gas fire, a spacious kitchen/breakfast room, a utility room, and a convenient downstairs cloakroom. The delightful conservatory, accessible from both the kitchen and dining area via French doors, provides a tranquil retreat overlooking the charming rear garden.

Ascending to the first floor, you'll discover three generously proportioned double bedrooms along with a landing big enough to be used as a home office. The spacious master bedroom features a modern en-suite. The light and airy second bedroom is bay-fronted and has a decorative period fireplace. The 13-ft third bedroom, also containing a decorative period fireplace, boasts extensive views. The larger than life well equipped family bathroom, complete with a walk in a shower and a freestanding bath still with space to spare, is ideal for every need.

This home is equipped with a range of modern comforts including UPVC double glazing and gas central heating from a combination boiler. Outside, a gated driveway provides off-street parking, while the enchanting rear garden provides a picturesque setting perfect for outdoor entertaining and relaxation, and allowing convenient side access.

Combining period charm with contemporary living, this property offers a rare opportunity to secure a truly remarkable family home in a highly desirable location.

Lounge 15'5" into bay x 12'10" into recess (4.70 into bay x 3.93 into recess)

Dining Room 13'5" x 11'1" into recess (4.09 x 3.39 into recess)

Kitchen/Breakfast Room 17'1" x 11'8" both at max (l shaped) (5.22 x 3.57 both at max (l shaped))

Conservatory 20'0" x 6'7" (6.10 x 2.01)

Utility 6'2" x 4'5" (1.88 x 1.36)

Ground Floor Cloakroom 2'8" x 2'7" (0.83 x 0.80)

Bedroom One 13'6" x 12'5" both at max (l shaped) (4.13 x 3.79 both at max (l shaped))

En-Suite 6'10" x 2'7" (2.10 x 0.79)

Bedroom Two 15'7" into bay x 11'6" into recess (4.77 into bay x 3.51 into recess)

Bedroom Three 13'5" x 11'1" into recess (4.09 x 3.40 into recess)

Bathroom 16'11" x 11'8" both at max (l shaped) (5.18 x 3.57 both at max (l shaped))

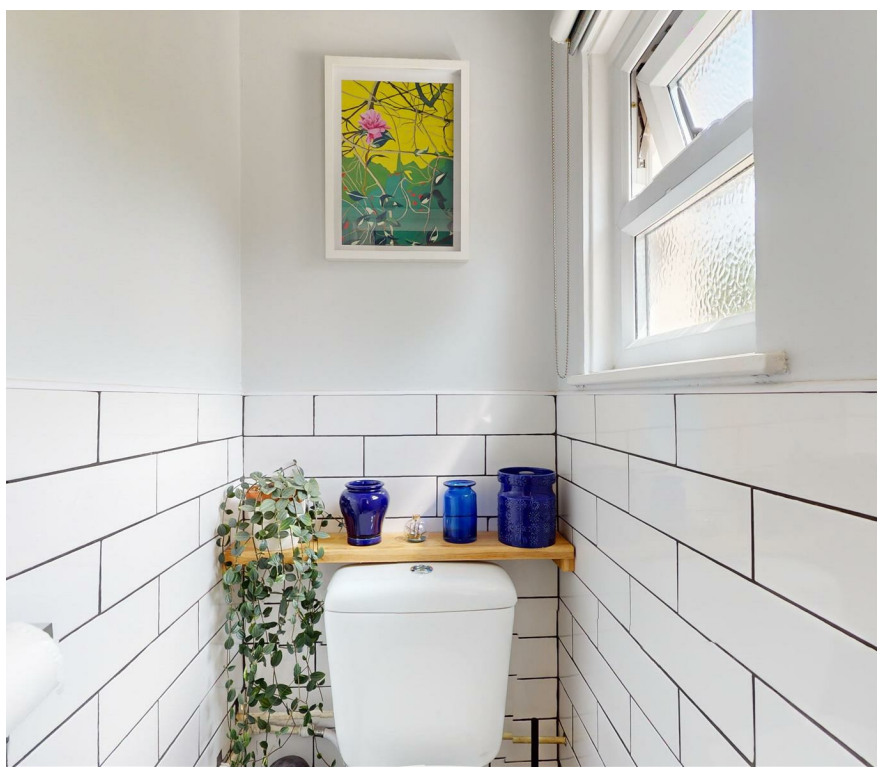
Tenure - Freehold

Council Tax Band - D

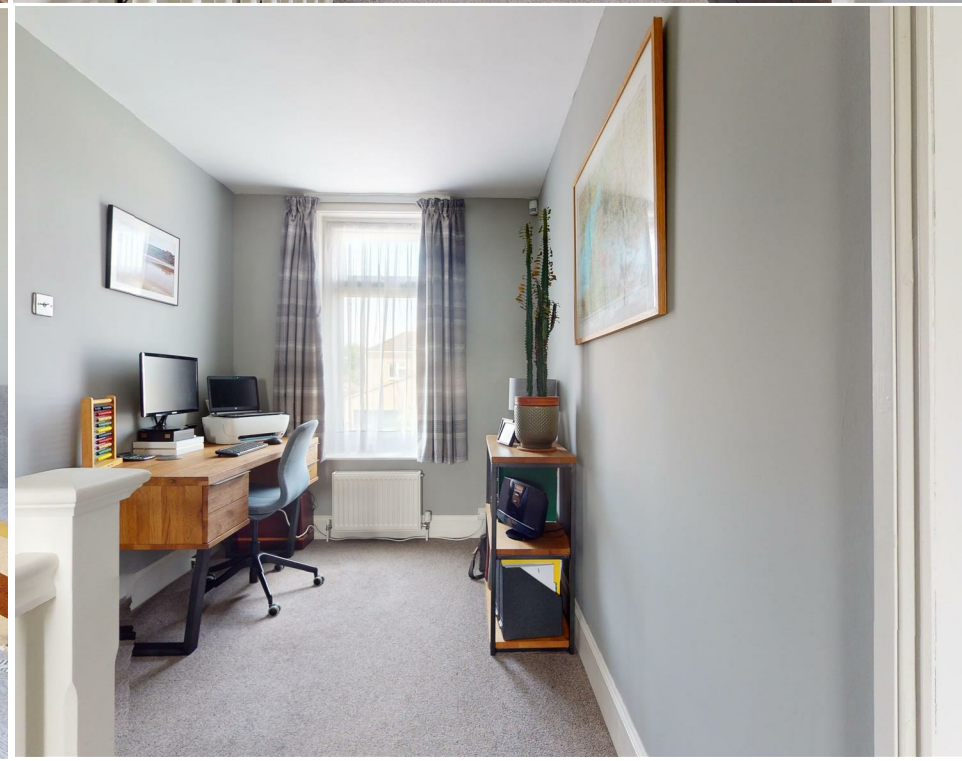
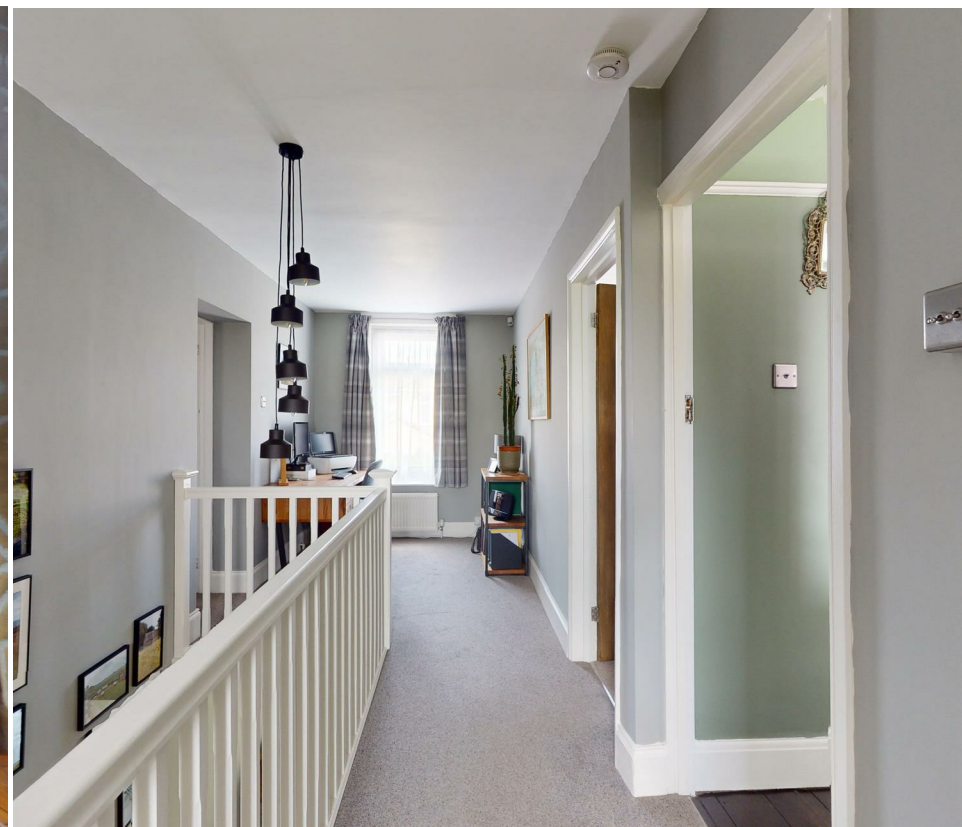


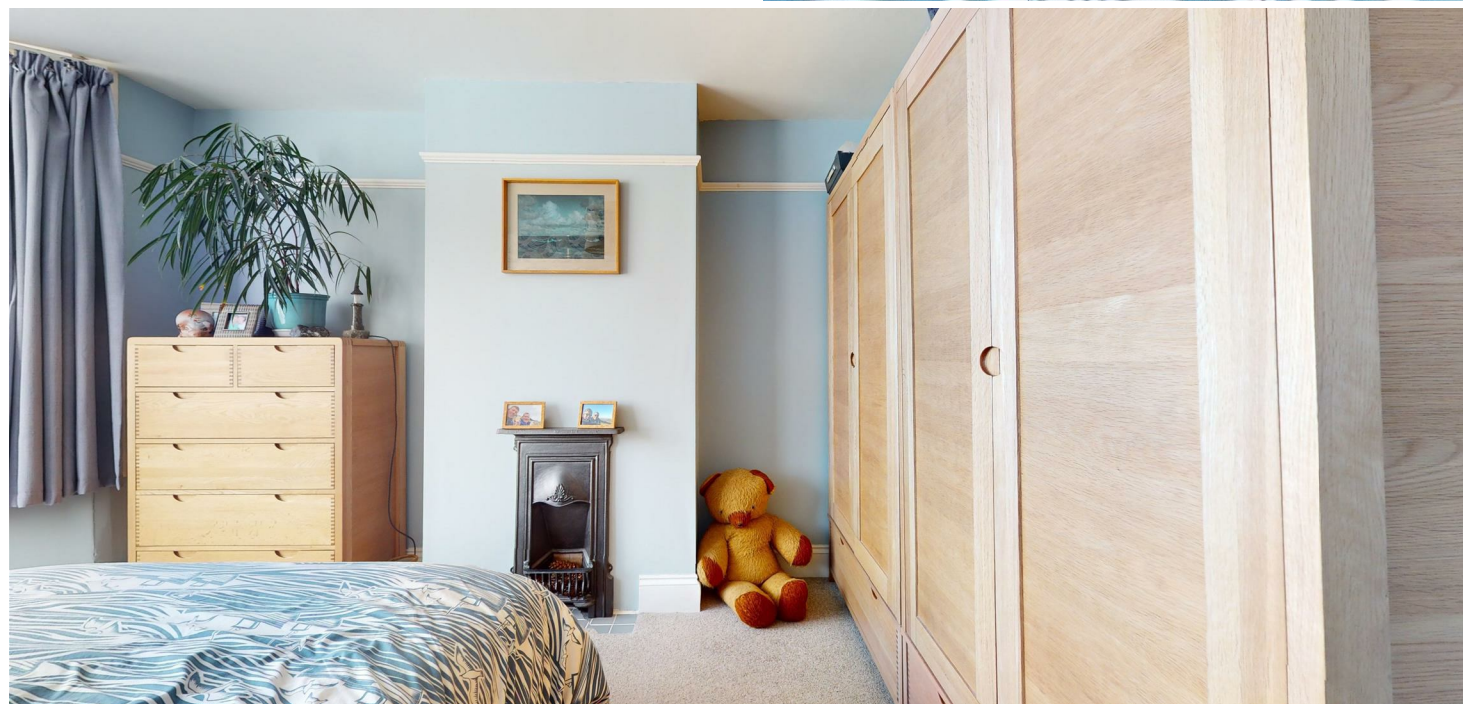




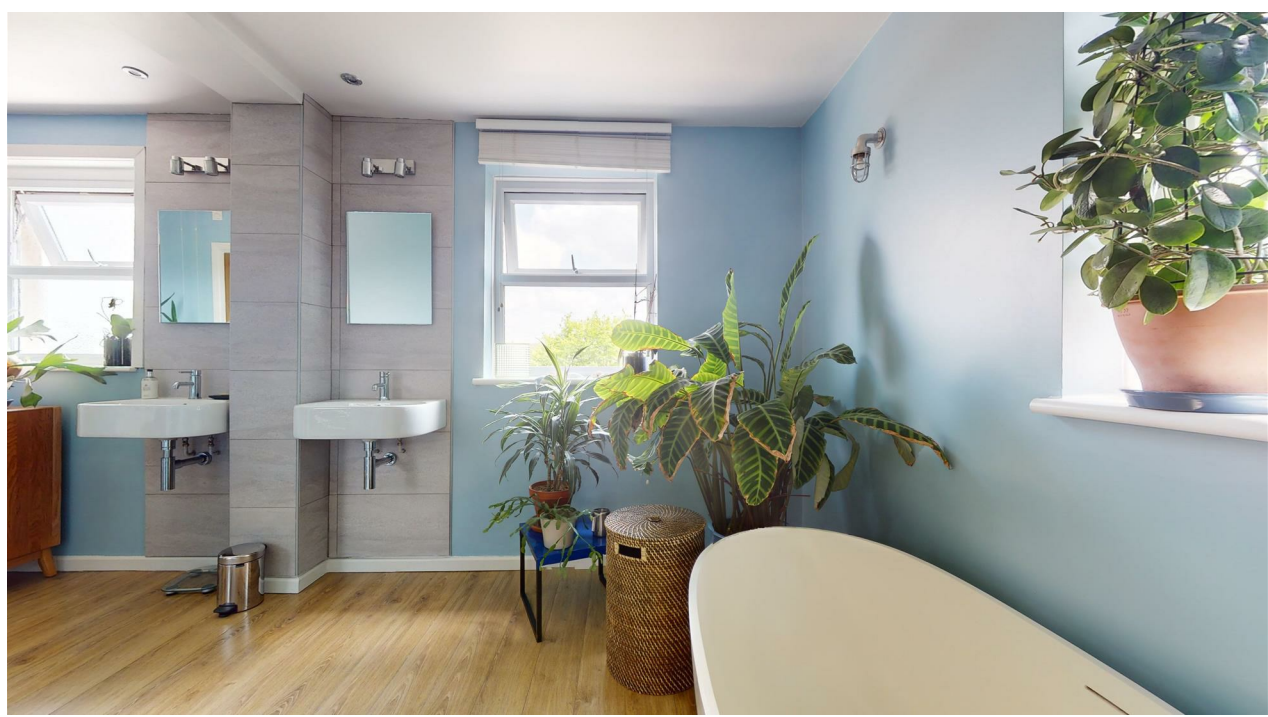






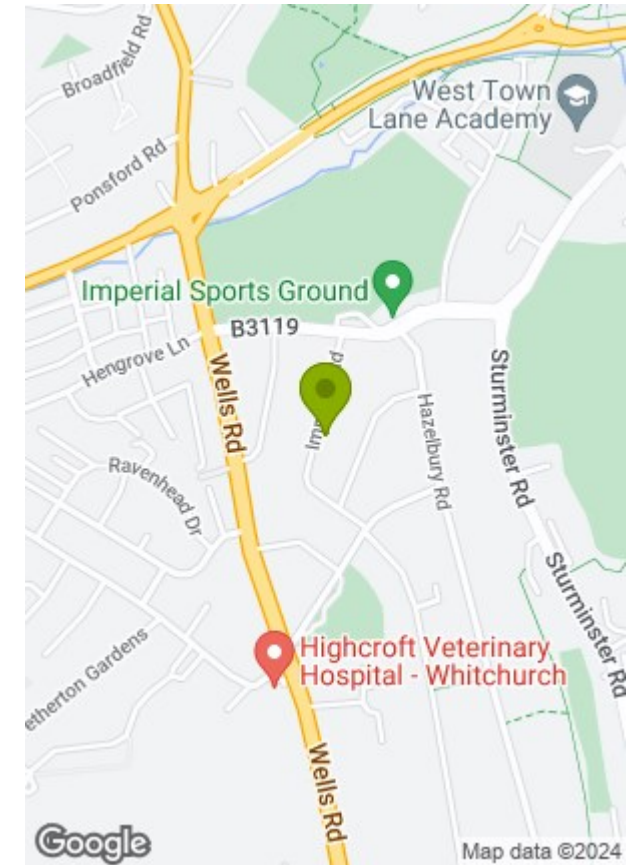








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Energy Efficiency Rating

	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		
	70	79

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(20-39) D		
(1-19) E		
(-20) F		
(-21) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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