



Pressmead Court Cribbs Causeway, Bristol, BS10 7TC

**GUIDE PRICE £695,000**

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## PROPERTY OVERVIEW

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This substantial (1808 Sq. Ft. approx.) property, originally a 4 bed (current owners have turned bed 4 into second bathroom) built in the 1920s, boasts unique features and is set back from the main road, offering privacy with well-screened surroundings. Accessed via a generous driveway, the home greets visitors with a charming courtyard featuring raised beds to the rear.

The house is characterised by thick walls and large, double-glazed windows that allow an abundance of natural light to flood the interior, while providing picturesque views of the mature garden.

Upon entering, you are welcomed by a porch leading into a spacious hallway, complete with a downstairs cloakroom and under-stairs storage. To the left is a large kitchen with a breakfast island and a door that opens to the outside courtyard and patio. An archway connects the kitchen to a spacious dining room/lounge, featuring high ceilings, picture rail, and original cornicing. Adjacent to this area is another large lounge/TV room, similarly boasting high ceilings and a picture rail. Both rooms were originally designed as snooker and billiard rooms which explains the presence of large, double-glazed windows with window seats. The lounge also features an attractive tiled slate hearth fireplace with a wooden surround, complemented by original oak parquet flooring.

Upstairs, the property offers three generous bedrooms, two of which are particularly large, with high ceilings and original fireplaces and cornices, all overlooking the mature garden. There are two well-sized bathrooms, one of which retains its original fixtures, including a large shower and bath. The other bathroom also includes a large shower, rounding out the upstairs accommodation.

Additionally, a loft which is accessible from the third bedroom, provides ample storage space and access to the roof. An airing cupboard with a radiator, electricity and lighting is also available.

The kitchen overlooks a courtyard with a patio, raised beds, and a substantial brick shed (originally a coal shed) offering ample storage space. Adjacent to this is a large, detached home office, which are all illuminated in the evening. The driveway offers parking for several vehicles, with planning permission in place for a double garage.

This property is ideally located for access to the M4 and M5 motorway network, putting Bath, Gloucester, Cheltenham, Swindon, Taunton, Cardiff, the Cotswolds all within an hour's reach. Bristol city centre is a 20-30 minute drive away. The Mall shopping centre, cinema, ice rink, restaurants, Wild Place Zoo, Blaise Castle Estate and supermarkets are all within walking distance, while The Wave inland surf centre and Aztec West are also nearby.

The property is within the catchment area for Marlwood Secondary School and bus stops are conveniently located across the road, and Blaise High School is easily walkable. A new primary school is planned for the area in the coming years, with the current nearest primary schools located in Henbury and Almondsbury.





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# KEY DETAILS

- A Spacious (approx. 1808 Sq.Ft) Semi-Detached Property
- Large Kitchen With Breakfast Island
- Mature Garden
- Detached Home Office
- Off-Street Parking

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Tenure: Freehold

Council Tax Band: E

Local Authority: South Gloucestershire

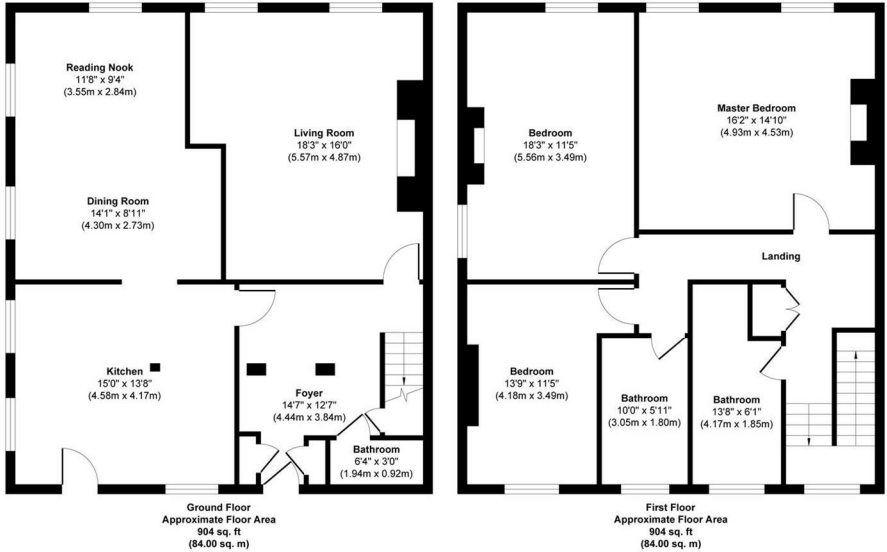
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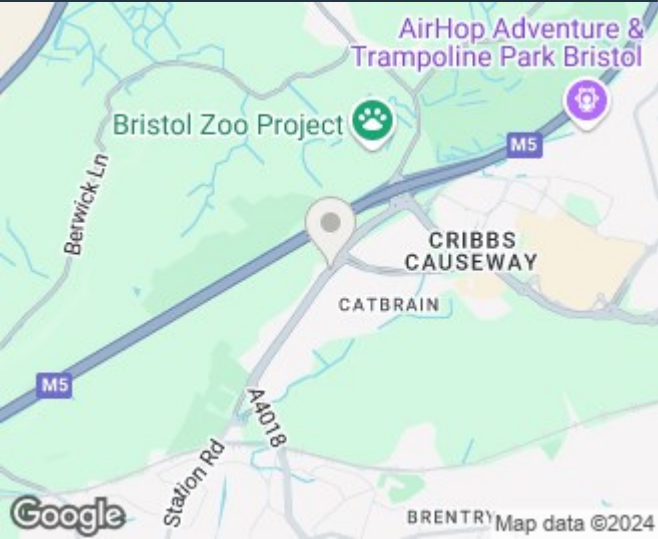
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Viewing: By appointment only

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Approx. Gross Internal Floor Area 1808 sq. ft / 168.00 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Elements Property



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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