



John Repton Gardens Bristol BS10 6TH

for sale offers in excess of
£725,000



Property Description

This substantial and luxuriously appointed detached family home is situated in a lovely tucked away cul-de-sac position at the heart of the highly regarded John Repton Gardens development. This highly regarded development is located in North-West Bristol on the edge of Westbury-On-Trym. The development is situated in the grounds of a Georgian Country Mansion. It offers easy access to Cribbs Causeway shopping mall and the M5 at Junction 17. There are main bus routes into the City Centre and Cabot Circus on the A4018.

Ground Floor

APPROACH: via tarmac driveway, a paved path leads over front garden and up to the front door with pillared storm porch and side panels. Opens to:

Entrance Hallway:

a welcoming and spacious reception hall with inlaid entrance mat, two ceiling light points, coving, two radiators, understairs storage cupboard, wood effect flooring, molded skirting boards. Staircase ascends to galleried landing. Doors radiate to:-

Study: (12'3" X 6'11") (3.72m two double glazed windows to front elevation, ceiling light point, radiator, wood effect flooring, molded skirting boards. Master phone point. Broadband fibre point.

SITTING ROOM: (18'1" x 12'3") (5.50m x 3.72m) two ceiling light points, coving, gas feature fireplace with granite

hearth and wooden mantel, two radiators, double glazed window to side elevation, double glazed French doors with

double glazed windows to either side leading out to the rear garden, molded skirting boards.

KITCHEN/DINING/FAMILY ROOM: (22'2" x 17'4") (6.75m x 5.27m) a wonderful, sociable space with a fitted kitchen comprising an array of wall, base and drawer units with roll edged worktop over and inset 1½ bowl sink and drainer unit. Integrated appliances include waist-height double oven, 4 ring gas hob with extractor hood over, fridge, freezer

and dishwasher. Tiled splashbacks, radiator, tiled flooring, ceiling light points, ample space for dining furniture and sofas, double glazed windows overlooking the rear garden plus French doors providing access out onto the patio.

Further door opening to:-

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Utility Room: (7'9" X 5'10") wall mounted boiler, an array of fitted wall and base units with roll

edged worktop over and inset stainless steel sink and drainer unit. Space for Dryer/Wine Fridge etc, plumbing for washing machine.

Ceiling light point, extractor fan, radiator, door leading out onto side pathway.

DINING ROOM: (14'8" x 9'4") (4.47m x 2.84m) two double glazed windows overlooking the front elevation, ceiling

light point, coving, radiator, wood effect flooring, molded skirting boards.

CLOAKROOM/WC: white suite comprising low level WC, wash handbasin with tiled splashback, ceiling light point,

obscured double glazed window to side elevation, radiator, tiled flooring, molded skirting boards.

First Floor

LANDING: a spacious galleried landing with two ceiling light points, loft access hatch, molded skirting boards, airing

cupboard housing hot water tank with slatted wooden shelving above. Doors radiate to:-

BEDROOM 1: (15'2" x 14'8") (4.61m x 4.48m) large double bedroom with an array of fitted wardrobes, two double

glazed windows overlooking the front elevation, radiator, skirting boards. Door accessing:-

En-Suite Shower Room: white suite comprising low level WC, large wash handbasin set on vanity unit with storage

beneath, double shower enclosure, tiled surrounds, ceiling light point, extractor fan, obscure double glazed window

to side elevation, shaver socket, radiator, tile effect flooring, molded skirting boards.

BEDROOM 2: (12'2" x 9'10") (3.70m x 3.0m) double bedroom with built-in wardrobe,

double glazed windows

overlooking the rear elevation, ceiling light point, radiator and molded skirting boards. Door leading to:-

En-Suite Shower Room: white suite comprising low level WC, pedestal wash handbasin, shower enclosure with

electric shower over, ceiling light point, extractor fan, wall light point, obscure double glazed window to rear

elevation, tiled surrounds, radiator, tile effect flooring, molded skirting boards.

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BEDROOM 3: (14'8" x 10'0") (4.48m x 3.04m) double bedroom with built-in wardrobe, ceiling light point, two double

glazed windows overlooking the front elevation, radiator, molded skirting boards.

BEDROOM 4: (11'10" x 10'6") (3.61m x 3.19m) double bedroom with built-in wardrobes, double glazed windows to

the rear elevation overlooking the rear garden, ceiling light point, radiator, molded skirting boards.

BEDROOM 5: (10'0 x 9'10") (3.05m x 2.99m) double bedroom with built-in wardrobe, double glazed window

overlooking the front elevation, ceiling light point, radiator, molded skirting boards. Separate phone line point

making ideal potential office.

BATHROOM/WC: white suite comprising low level WC, wash handbasin set on vanity unit, single shower enclosure with

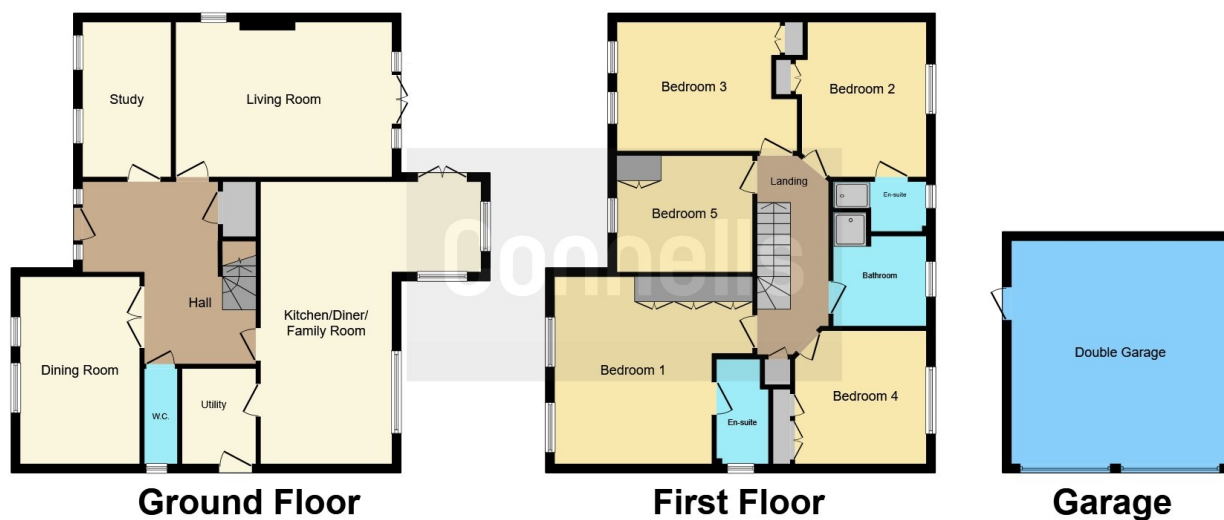
electric shower over, paneled bath, tiled surrounds, ceiling light point, extractor fan, obscure double glazed window

to rear elevation, radiator, vinyl flooring, skirting boards.









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Tenure: Freehold



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