



**Monks Park Avenue, Bristol BS7 0UA**

**welcome to**

## **Monks Park Avenue, Bristol**

This superb and handsome three bedroom home is presented to a stylish standard. It very unusually comes with parking and garage to the rear with access via private lane. Well presented throughout, great location and sunny south facing rear garden that it not overlooked.

### **Monks Park Avenue**

#### **Entrance**

Access is granted over the front lawn with steps leading upwards. The handsome property offers great 'curb appeal' with integral open/covered porch with arch detailing prior to the traditional front door. The wooden door with glazed panels is flanked by twin vertical and upper transom windows including matching stained glass panes.

#### **Hallway**

13' 7" max x 4' 6" max ( 4.14m max x 1.37m max )  
The spacious hallway instantly accentuates the feeling of size and space throughout. The space leads to all other areas and includes understairs storage and two fitted cabinet upon entry. The impressive open staircase leads from here and the space is complete with tile effect flooring and radiator.

#### **Living Room**

14' 6" max x 12' 9" max ( 4.42m max x 3.89m max )  
Light and bright with well proportioned bay window to the front plus firebreast and double recess. The space is complete with a gas fireplace, mantle and surround plus hearth, carpet, traditional picture rails and pendant light. The feature wall completes the aesthetic perfectly.

#### **Kitchen - Diner**

19' 2" max x 13' 2" max ( 5.84m max x 4.01m max )  
The spacious kitchen diner is again light and bright and really benefits from the garden outlook. The space easily accommodates a fully equipped kitchen with wall and base units AND a very well sized dining area. There is a rear facing window and sliding doors plus decorative fire recess adding to the stylish credentials.

#### **Boiler Room**

2' 9" max x 2' 8" max ( 0.84m max x 0.81m max )  
Understairs space to include a wall mounted combination boiler. Further storage available.

#### **Stairs Leading Upwards**

Wide gauge treads fitted with carpet runner alongside white painted spindles. A window to the side aspect offers tremendous further natural light.

#### **Landing**

6' 5" max x 7' 5" max ( 1.96m max x 2.26m max )  
The well proportioned part galleried landing with pendant light leads to all areas and offers loft access via hatch.

#### **Bedroom One**

12' 6" max x 11' 6" max ( 3.81m max x 3.51m max )  
The glorious main bedroom looks out over the garden and beyond. The stylish decor is complete with wooden laminate flooring, feature wall paint and original picture rails. There is further built-in storage and recess space for additional furniture.

#### **Bedroom Two**

14' 5" max x 11' 2" max ( 4.39m max x 3.40m max )  
The second bedroom is also very well presented and includes built-it storage and plenty of further space. The bay to the front grants huge natural light and a long elevated city-scape outlook.

#### **Bedroom Three**

9' 2" max x 7' 9" max ( 2.79m max x 2.36m max )  
Again....light, bright and well presented. Bedroom three offers flexibility as spare, children's room, home office or even dressing room.

#### **Bathroom**

9' 5" max x 7' 3" max ( 2.87m max x 2.21m max )

Wow. The bathroom is very well finished with beautiful tiling, bath, WC and basin. The very well proportioned room benefits from a large window to the rear aspect AND side aspect window. Complete with ceiling light, extractor and radiator.

#### **Exterior Garden**

44' 5" max x 26' 11" max ( 13.54m max x 8.20m max )  
The attractive garden leads away from the kitchen-diner offering great 'usability'. \*\* There is also very convenient side access via gate and rear access from the private lane. The sunny south facing garden includes decking, lawn space and herbaceous borders.

#### **Garage**

16' 2" max x 9' 1" max ( 4.93m max x 2.77m max )  
The garage to the rear aspect is accessed via the private lane. It offers a pedestrian door from the garden and up-and-over doors for vehicles and larger items. Great proportions, light and power.

#### **Rear Parking**

23' 2" max x 16' 4" max ( 7.06m max x 4.98m max )  
Parking with hard-standing and gated access from the lane.



**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

