



Dovercourt Road, Bristol BS7 9SQ

welcome to

Dovercourt Road, Bristol

This four bedroom extended home with two outbuildings and feature garden manages to combine style alongside homeliness and functionality perfectly. There is superb light and space throughout not least within the master suite within the sublime roof extension.

Dovercourt Entrance Porch

5' 8" max x 5' max (1.73m max x 1.52m max)

Entrance from the walkway is complete with stunning paving, mature mid-sized decorative tree and planting beds. The spectacular entrance porch has constituted a recent extension to the house to great effect. The new space not only accentuates the feeling of space and prestige whilst granting a thermal barrier.

Hallway

14' 7" max x 5' 7" max (4.45m max x 1.70m max)

The entrance hallway with stripped and prepared original wooden floorboards instantly accentuates the feeling of space as found throughout. The stylish decor is complemented by the open staircase with painted spindles and natural wooden banister. The finish capitalises on the two-tone decor with dado rails and the space leads into both receptions.

Living Room

12' 3" max x 10' 7" max (3.73m max x 3.23m max)

To living room is light and bright with a lovely outlook to the front garden. The stylish theme continues with a continuation of wooden flooring alongside wood burning stove. Again, the stylish two-tone decor complete the look perfectly.

Kitchen/Dining

16' 7" max x 18' 1" max (5.05m max x 5.51m max)

Again...fabulous. The space measuring circa 18ft combines the kitchen and dining space perfectly whilst also leading into the utility. There is ample room to use here as a fully fledged living space and for added benefit French door leads onto the patio/terrace. The net result is a light and bright space with great views and a real sense of 'inside-outside' living.

Utility

7' 5" max x 7' max (2.26m max x 2.13m max)

Very useful space within the rear extension to include further wall and base units and space for white goods and an additional basin. Light aplenty here given the skylight.

Stairs Leading Upwards

Well presented with carpets runners and continuation of the decor.

Landing

10' 6" max x 5' 6" max (3.20m max x 1.68m max)

Spacious and well presented leading to all areas.

Bedroom Two

13' 6" max x 9' 7" max (4.11m max x 2.92m max)

The second bedroom is located on the first floor again offering tremendous space. Currently used as a large office with oodles of light and gorgeous views.

Bedroom Three

11' 11" max x 10' 11" max (3.63m max x 3.33m max)

Bedroom 3 is another double and again presented to a high standard with prepared wooden flooring and stylish decor alongside pretty views out over the front garden.

Bedroom Four

9' 1" max x 6' 11" max (2.77m max x 2.11m max)

The fourth bedroom, currently a nursery, offers good proportions for a room of it's type.

Bathroom

5' 5" max x 5' 9" max (1.65m max x 1.75m max)

Complete with bath and shower over, WC and basin plus chrome heated towel rail.

Stairs Leading Upwards

Top Floor Bedroom One

13' 4" max x 17' 6" max (4.06m max x 5.33m max)

The primary bedroom within the top floor extension is an absolute masterpiece! The very well proportioned room with Velux skylight and double opening doors to the garden aspect view offering HUGE light and a beautiful view. The space is modern and contemporary with eaves storage and ensuite to the side.

Ensuite

7' 11" max x 3' 11" max (2.41m max x 1.19m max)

Spacious and contemporary with oversized walk-in shower, basin/vanity and WC. Finished with large grey tiles and mosaic theme plus heated chrome towel rail.

Exterior Front Garden

The front garden is complete with herbaceous borders, paved section adjacent to the property and well maintained planting beds alongside a decorative tree.

Rear Garden

The extensive rear garden offers huge privacy and wonderful surrounding to relax. A terrace/patio runs away from the house with lawn to follow and mature box-hedge boundary. To the rear aspect beyond the natural tree line is a further extensive decked space and BBQ area to include workshop/shed complete with grass roof system. There is also an additional workshop/shed attached to the property beyond the utility.



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



welcome to
Dovercourt Road,
Bristol

- Superb Four Bedroom Home with Roof Extension
- Master Bedroom Within The Top Floor Extension with Ensuite
- Two Stylish Receptions to Include Open-Plan Kitchen and Dining Space
- Additional Utility from The Kitchen
- Exceptional Rear Garden with Patio/Terrace, Lawn plus Decked Space and Outbuilding

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£575,000



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