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White Gates, 10c Avon Grove, Sneyd Park, Bristol, BS9 1PJ  
£850,000

A spacious five bedroom family home located on one of Sneyd Parks most sought after cul de sacs with the additional benefit of far reaching views down the Avon Gorge and of the Suspension Bridge. The property also boasts ample driveway and garage space as well as pretty country style courtyard gardens.

- Detached Family Home
- Spectacular View Of Clifton Suspension Bridge
- Four Double Bedrooms
- Additional Bedroom / Home Office
- Two Large Reception Rooms
- Conservatory
- Garages
- Large Gated Driveway
- Parking For a Number Of Vehicles
- Chain Free

#### The Property

With far reaching views and offering a unique perspective of Clifton Suspension Bridge, this detached property is situated on a peaceful and highly regarded cul-de-sac beside Avon Gorge and conveniently located within easy reach of the abundance of amenities found in Clifton Village, Whiteladies Road and the City Centre as well as being on the doorstep of local shops on Stoke Hill and Durdham Downs.

The property, found at the end of a pretty cul-de-sac, gets its name from large electric white gates which provide access to a large sweeping driveway providing parking for a number of vehicles as well as access to one double and one single garage.

A large hallway is found beyond the front door which leads on toward the downstairs accommodation as well as the impressive feature staircase.

The main reception room is a bright dual aspect space spanning the width of the building. A large double glazed bay window looks out on the front and French doors at the rear open out on to a beautifully secluded and private walled courtyard area.

Opposite, there is a well equipped kitchen and breakfast room. There are a range of wall and base units complete with a solid granite worktop, gas hob with extractor over, double oven and plumbing for washing machine & integrated dishwasher.

French doors lead out into a large modern conservatory which then provides access outside.

Additionally, there is a further downstairs reception room, currently used as a formal dining room with views out to the front.

On the first floor, there are three good sized double bedrooms.

The master benefits from en suite bathroom and plenty of built in wardrobe space and in addition, the room enjoys a spectacular and unique view of the Avon Gorge and Clifton Suspension Bridge.

Also, on the first floor is a modern fully tiled four piece family bathroom complete with corner bath, large walk in cubicle with mains fed shower, basin and WC.

A second flight of stairs takes you to the sympathetically converted attic which provides a further large double bedroom and a further bedroom come home office space. Both rooms are also spoilt with the view over the Suspension Bridge.

Externally, there is a double and single garage, a good sized and attractive country style courtyard garden and sweeping drive way which provides ample parking for a number of vehicles.

#### Location

Avon Grove is an exclusive and very well regarded street located in Sneyd Park, a quiet and peaceful suburb of Bristol.

Sneyd Park with its imposing Victorian Architecture is amongst the most sought after locations in the City bordering The Downs with four hundred acres of green public space. Sneyd Park offers an alternative to nearby Clifton and Redland with a peaceful ambience whilst still benefiting from the excellent nearby amenities of Whiteladies Road, Henleaze and Westbury Village with independent shops, boutiques, cafes, bars and restaurants.

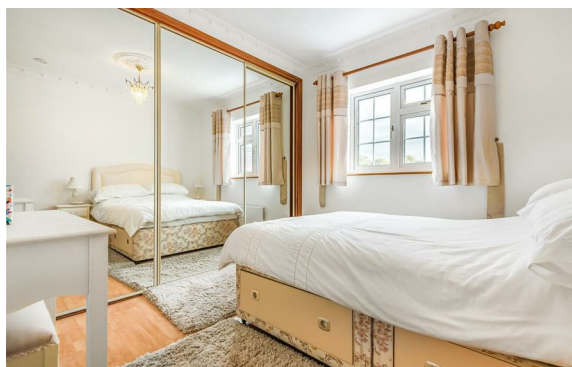
#### Other Information

Freehold

Council Tax Band: G

#### Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



# Avon Grove, Bristol, BS9

Approximate Area = 2780 sq ft / 258 sq m (includes garages)

For identification only - Not to scale

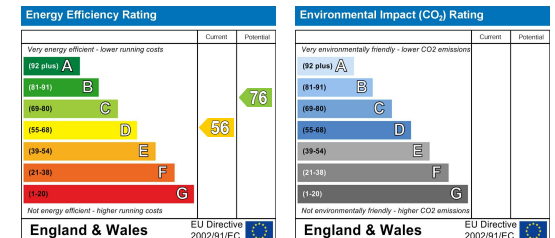


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Hollis Morgan. REF: 650522

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