



32 Lullington Road

Upper Knowle, Knowle, Bristol, BS4 2LH

£599,995



Matthews are delighted to bring to the sales market this truly exceptional 3/4 bedroom family home, arranged over 4 floors and boasting stunning views to the rear. This handsome, Edwardian property is situated in the ever popular Upper Knowle with Arnos Vale on its doorstep with easy access to both Bath & Wells Roads and plenty of local parks, schools and BRISTOL TEMPLE MEADS within walking distance. The property briefly comprises of a fitted kitchen opening onto the dining room, utility and WC and basement to the lower ground floor. Light and spacious lounge, sitting area and study/bedroom 4 to the ground floor with three bedrooms and a family bathroom and ensuite to the upper floors. Outside the property benefits from established front & rear gardens with garage plus car access to the rear and captivating views reaching across Bristol.

Call today for a viewing.



Entrance

Vestibule

Hallway

Lounge 14'11" x 12'5" (4.55m x 3.81m)

Sitting area 12'11" x 11'10" (3.94m x 3.61m)

Study 9'1" x 6'5" (2.77m x 1.98m)

Landing

Bedroom one 14'4" x 11'3" (4.39m x 3.45m)

Bedroom two 12'11" x 9'8" (3.94m x 2.97m)

Bathroom 8'9" x 6'11" (2.67m x 2.13m)

Bedroom three/Loft room 14'9" x 13'3" (4.52m x 4.06m)

Ensuite 7'1" x 5'4" (2.18m x 1.63m)

Ground floor basement

Store room

Utility room/WC 8'3" x 4'7" (2.54m x 1.40m)

Dining area 13'3" x 11'8" (4.06m x 3.56m)

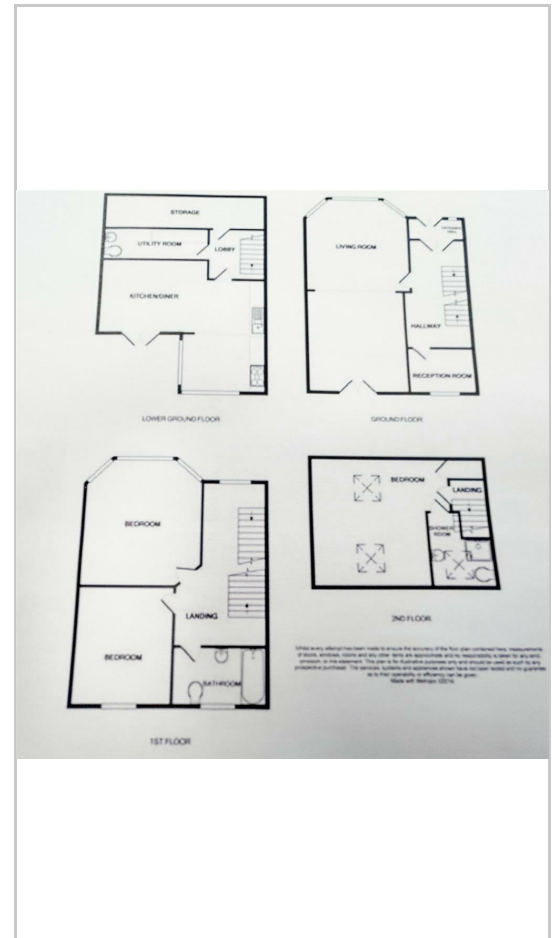
Kitchen/breakfast room 19'3" x 9'3" (5.87m x 2.82m)

Garage

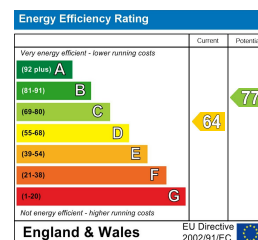
Area Map



Floor Plans



Energy Efficiency Graph



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