



41 Calcott Road

Knowle, Bristol, BS4 2HB

Asking Price £795,000



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Matthews Estates are delighted to bring to the sales market this beautifully presented 5 bedroom period 'Chard Built' end of terrace property on Calcott Road, Knowle. Located near by on the Wells Road are cafes, bars and restaurants including Acapella, Southside, Bruhaha, Totterdown Canteen and Bank. Also for those that love open spaces its just a short flat walk to Redcatch Park with its lovely community garden, Perretts Park, Victoria Park and Arnos Vale are also only a few streets away. The house is within walking distance to both local Primary and Secondary schools, Temple Meads Station, the City Centre and Harborside.

As you enter the property you will be welcomed by an abundance of space with high ceilings and well proportioned rooms. At the heart of this home you will find open-plan living designed to create three-practical zones; the kitchen, the dining area and lounge, the space invites considerable natural light and views out to the garden, also to the ground floor is a WC, utility and games room/office. Moving upstairs you will find three bedrooms and a family bathroom to the first floor and a further two bedrooms and shower room to the second. This property is a must see and with its attractive enclosed gardens to the front and South facing sunny rear garden with patio, lawn and veg/fruit beds and driveway to the front.

Please call today to arrange your viewing.





- Hallway
18'0" x 6'0" (5.49 x 1.83)
- Lounge area
16'2" x 13'6" (4.93 x 4.13)
- Dining area
16'9" x 12'0" (5.13 x 3.66)
- Kitchen
13'3" x 10'9" (4.05 x 3.29)
- Utility/ WC
10'10" x 3'0" (3.31 x 0.92)
- Playroom/office
16'9" x 7'10" (5.13 x 2.41)
- Landing
10'0" x 7'2" (3.07 x 2.20)
- Bed 1
16'6" x 11'1" (5.03 x 3.40)
- Bed 2
14'10" x 11'1" (4.53 x 3.40)
- Bed 3
10'0" x 7'2" (3.05 x 2.20)
- Bathroom
7'11" x 7'2" (2.43 x 2.20)
- Second floor landing
7'3" x 5'10" (2.21 x 1.79)
- Bed 4
12'6" x 12'2" (3.82 x 3.71)
- Bed 5
18'4" x 9'0" (5.60 x 2.76)
- Shower room
7'1" x 6'2" (2.18 x 1.89)

Floor Plan



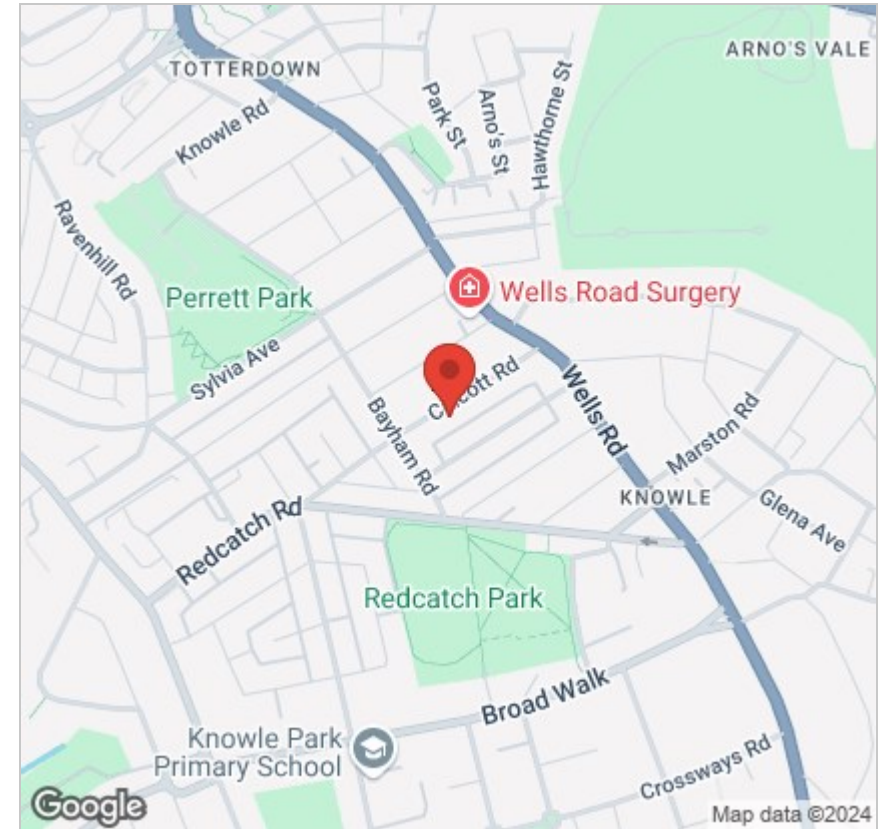
Viewing

Please contact our Knowle Office on 01179 711417 if you wish to arrange a viewing appointment for this property or require further information.

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298 Wells Road, Knowle, Bristol, BS4 2QG

Area Map



Energy Efficiency Graph

