



Guide price £875,000

166 Bishop Road, Bishopston, Bristol, BS7 8NB

2 The Promenade, Bristol, BS7 8AL

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166 Bishop Road Bishopston, Bristol, BS7 8NB

A very well presented 1930's detached home located in a prominent position on Bishop Road. This property has a lot to offer and consists of four bedrooms, a large open plan kitchen/diner, an impressive converted master bedroom, including ensuite, private parking to the rear of the property and a spacious south facing rear garden.

This family home is set back from the road with steps leading up to a storm porch and an original stained glass door. Beyond is a useful vestibule which leads into an impressive hallway complete with original tiled floor, under-stairs storage area and downstairs bathroom situated at the end of the hall. At the front of the property is the lead reception/living room featuring a large square bay window with original windows, stripped wooden floor and a cast-iron working fireplace with limestone surround. Next to this, there is a fourth bedroom room currently being utilised as a studio, with stripped wooden floor and dual aspect windows providing plenty of natural light. Across the hall is the second reception/family room which overlooks the side of the house and could be easily utilised as a children's playroom.

At the rear of the property is an impressive, extended open plan kitchen/dining room and a real focal point and family room. The light and bright living area features a fireplace which then connects seamlessly with the kitchen. The kitchen has been tastefully designed with an island, matt white base units with contrasting worktops, tiled splash-backs and stainless steel fittings. Stripped wooden flooring is continued throughout the whole of the room and recessed spotlights are also a feature. Finally double glazed patio doors lookout and provide access to the rear garden via a raised deck. Adjacent is a separate utility room with w/c.



A staircase leads up to the first floor to two double bedrooms and a master bedroom with en-suite. The spacious master bedroom is situated at the rear of the house with an impressive dormer extension that maximises head height and offers great views across the city via a set of patio doors with Juliet balcony. The bedroom has been tastefully decorated and features a stripped wooden floor, ample storage into the eaves and an en-suite bathroom. The en-suite bathroom is finished with a contemporary white suite, tiled splashbacks and stainless steel fittings. Bedroom number two is situated in the middle of the home and is also a double, whilst bedroom number three faces the front of the property and benefits from a pleasant and open outlook onto neighbouring houses.

Externally, the mature southerly facing rear garden has been simply designed with a raised decked patio/eating area, large lawn which has been bordered by an array of mature plants, trees and shrubs. The property further benefits from side and rear access where there is secure parking for one car with access from Kings Drive. 166 Bishop Road is an exceptional family home in a prime location, the property is within the catchment area for both Bishop Road and St Bonaventure's Primary Schools and falls within the Redland Green APR.

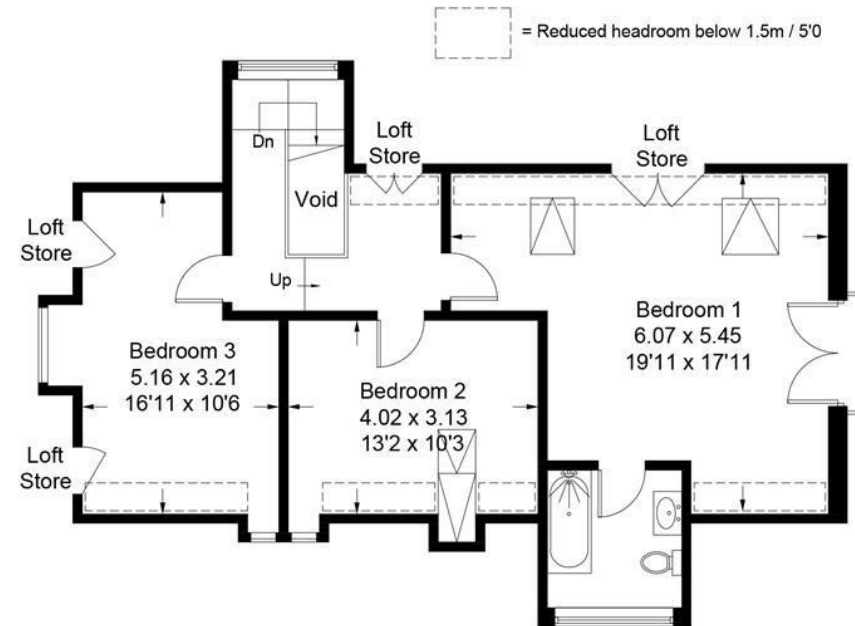




Bishop Road





Approximate Gross Internal Area = 188.7 sq m / 2031 sq ft (Excluding Void)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID604799)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



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