



£975,000

17 Nottingham Road, Bishopston, Bristol, BS7 9DH

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17 Nottingham Road Bishopston, Bristol, BS7 9DH

A beautifully finished Victorian home located on sought after Nottingham Road in Bishopston. This quality mid-terraced example offers generous proportions throughout and includes an extended kitchen/dining room, two large reception rooms, master suite with balcony and a landscaped southwest facing garden.

Ground floor accommodation comprises; main entrance with double doors and a porch with original period inner door with stained glass above leading into the main hallway which has a dado rail and a w/c tucked under the stairs. At the front of the property is a spacious lead reception/living room with a bay with sash windows and picture top lights, period cornice and coal effect gas fire. The second reception room is located next door with stripped wooden flooring and period features including; picture rail, cornice, open Victorian fireplace, an external wood burning stove and glazed doors which connect to the kitchen.

The hallway leads through into an impressive kitchen/dining space which has been extended across the back of the house. The kitchen is fitted with a range of sleek units with integrated appliances, a central island and a low profile worktop. The room is well lit by three Velux windows, an additional garden facing window and bi-folding doors seamlessly connecting the terrace. A under heated tiled floor runs throughout while dining area includes a feature fireplace and a utility cupboard.

On the first floor there are three double bedrooms, a single bedroom/study and the family shower room.

At the rear of the property is the fourth bedroom which overlooks the garden and includes a feature fireplace. The adjacent stylish shower room is complete with a



walk in shower, contemporary tiled walls and floor and a modern white suite with chrome fittings. A spacious third bedroom is positioned in the middle of the house with a feature fireplace and stripped wooden floor. Bedroom number two at the front of the house includes the bay window, stripped wooden floor and sits next to the fourth single bedroom which is currently used as a study. On the top floor the loft has been converted into an inspiring master bedroom complete with en-suite which is fitted with both a shower and bath and a private balcony which offers views over the city via French doors.

Outside the front of the property has the classic Victorian double bay frontage and an off road parking space. The attractive rear garden has been well landscaped with a decked terrace next to the house with steps down to a mature and leafy section which includes various small trees, established shrubs and bushes, a paved patio and a garden shed/workshop.

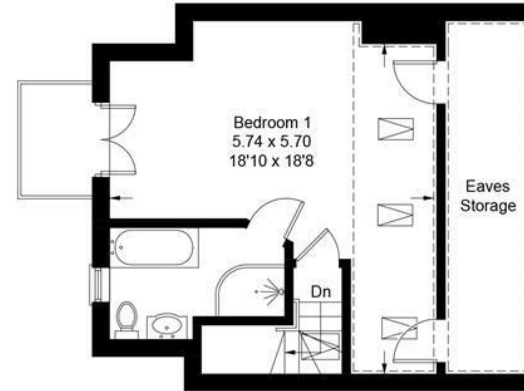
This is a high calibre property located on a desirable and quiet road which provides easy access to Gloucester Road, St Andrews Park, Sefton Park and Brunel Fields Primary Schools.





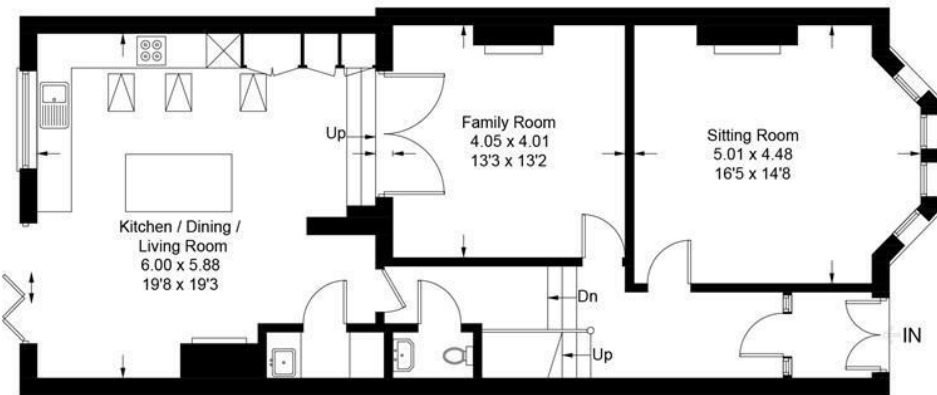
Nottingham Road, Bishopston, Bristol, BS7 9DH

Approximate Gross Internal Area = 195.4 sq m / 2103 sq ft
(Excluding Eaves)

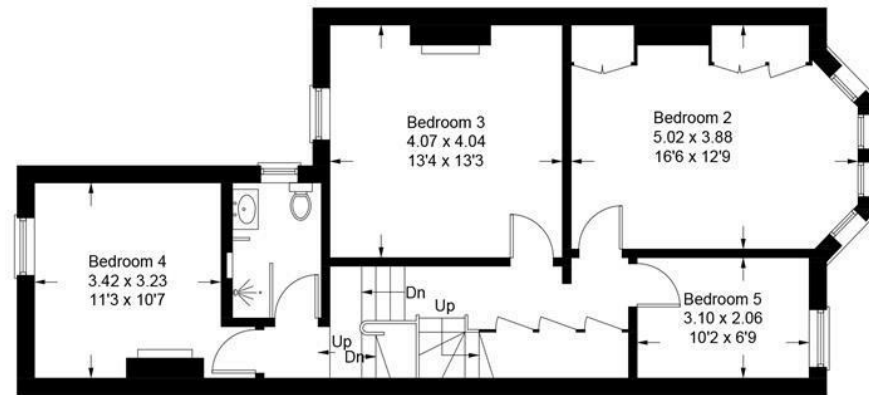


Second Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID993685)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		62	
(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			75
(69-80) C			
(55-68) D		58	
(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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