



£725,000

51 Manor Road, Bishopston, Bristol, BS7 8PZ

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: [info@elephantlovesbristol.co.uk](mailto:info@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)

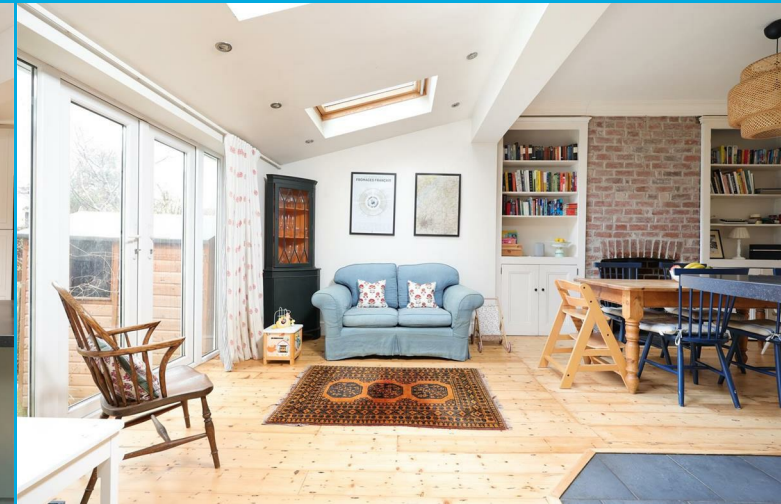
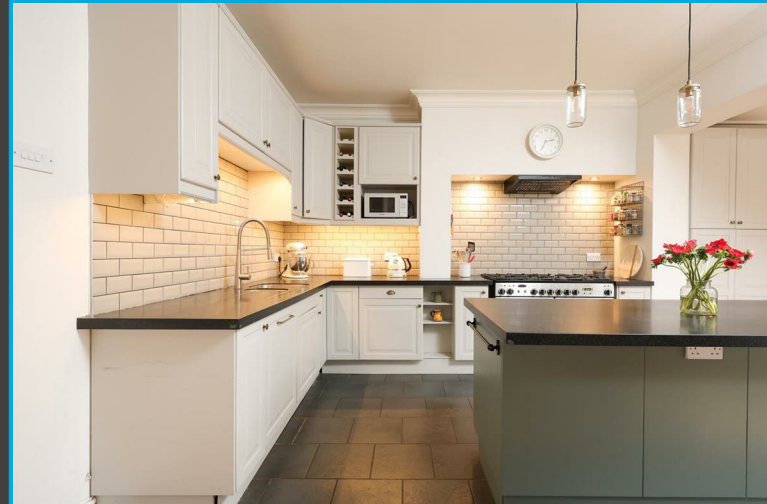
# 51 Manor Road Bishopston, Bristol, BS7 8PZ

A stylish and beautifully extended four bedroom Victorian home located on Manor Road within the heart of Bishopston.

The property offers the perfect blend of period charm with modern family living and includes an impressive open plan kitchen/diner/living room, a large reception room with bay window, utility space, downstairs w/c, a contemporary master suite and a private south-east facing rear garden.

This immaculate property benefits from a central staircase and spacious hallway where the addition of a Crittal style window connects with the kitchen. Under the stairs has been converted to create a smartly finished WC and additional storage. At the front of the property is a spacious living room complete with the bay window with newly fitted upvc double glazed sash windows, a working period fireplace, cornice, picture rail, built-in alcove storage and a stripped wooden floor. The addition of a window seat provides extra seating and allows for extra storage beneath. Vertical radiators provide a more contemporary feel to the room but compliment the period features. The original doorway has been repositioned to mirror the doorway in the kitchen and creates a sense of space.

Moving through to the rear of the property is a large open plan kitchen/diner with useful utility space. This light and bright room includes a modern fitted kitchen finished with a range wall and base units, contrasting granite-effect worktop, metro brick tiled splash back, an island/breakfast bar and stainless steel fittings. The dining area has plenty of space for a large table and chairs and benefits from a cast-iron wood-burning stove set within an exposed brick chimney breast. A further seating area is located at the back of the room and overlooks the rear garden. Velux windows allow for plenty of natural light and double patio doors provide a seamless connection to the garden



A central staircase winds up to the first floor to three bedrooms and a family bathroom. All bedrooms are well proportioned and benefit from feature fireplaces with bedrooms number three and four looking out over the rear garden. The larger of the three bedrooms benefits from a pleasant view out onto Manor Road and features the bay, double glazed upvc sash windows and built-in bespoke wardrobes into the alcoves. The stylish family bathroom includes a separate walk-in shower and has been finished with a modern white suite, grey matching wall and floor tiles and chrome fittings.

Another staircase leads up to the top floor and a converted loft space. This space includes an office area, master bedroom and shower room. The bedroom features bespoke floor to ceiling fitted wardrobes, fixed glazing and patio doors which open onto a glass Juliet balcony. The tasteful bathroom is accessed via a storage/dressing area, and is complete with a walk-in shower, contemporary white suite, metro brick tiled wall, patterned tiled floor, Velux window and chrome fittings.

Externally, the front of the property displays the classic Victorian facade, with a Victorian tiled path, a low rubblestone wall and a box hedge, whilst the rear garden steps down from the kitchen/diner and leads on to a laid lawn bordered on both sides by raised planted beds. A decked seating area sits at the back of the garden and takes full advantage of the afternoon/evening sun and a timber-framed shed offers plenty of useful storage.

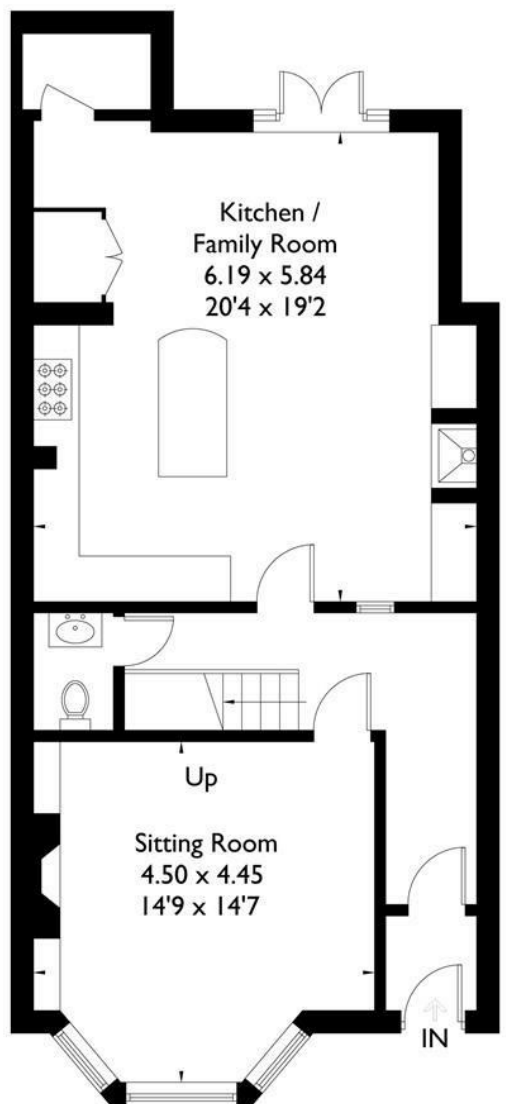
51 Manor Road has been tastefully finished and presented throughout. The layout and configuration of the hall and landing spaces help to offer a grander feel. The property is perfectly located and provides easy walking access to all of the key local amenities on Gloucester Road, Horfield Common, St Andrews Park and highly regarded primary and secondary schools within the area.



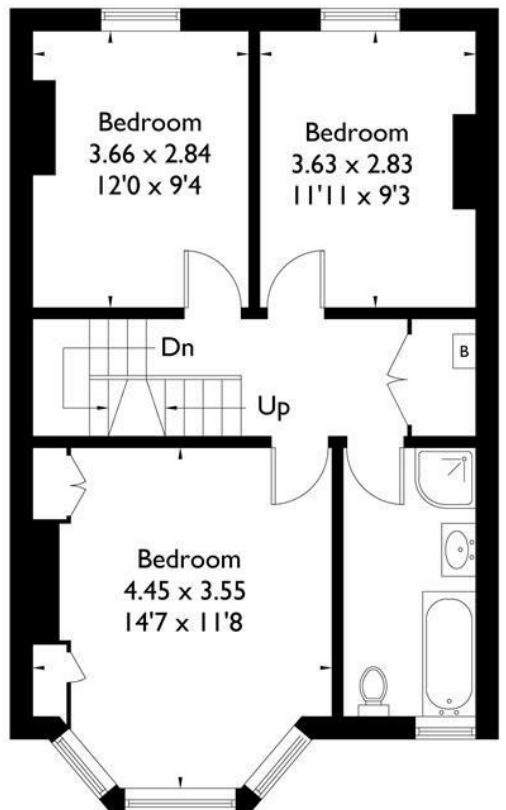


# 51 Manor Road, Bishopston, Bristol, BS7 8PZ

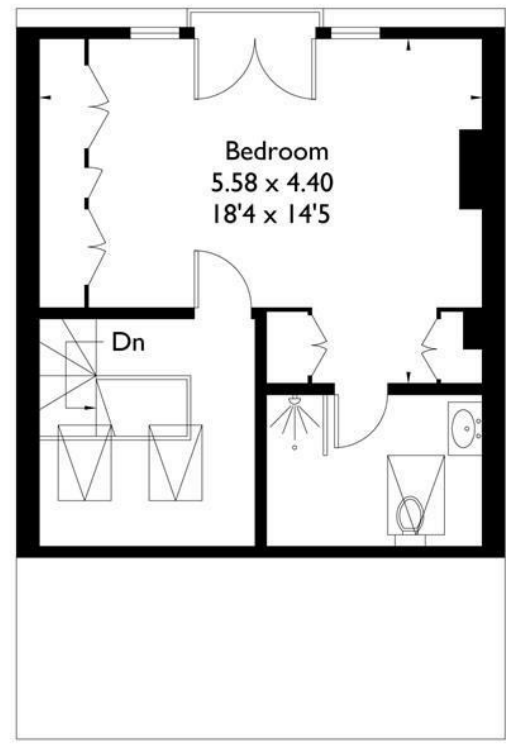
Approximate Gross Internal Area  
165.4 sq m / 1780 sq ft



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 206996

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		67	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**elephant** 

**Bishopston office**

2 The Promenade, Gloucester Road, Bristol, BS7 8AL  
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

[elephantlovesbristol.co.uk](http://elephantlovesbristol.co.uk)

**Clifton office**

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX  
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk