



£825,000

48 Monmouth Road, Bishopston, Bristol, BS7 8LG

2 The Promenade, Bristol, BS7 8AL

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## 48 Monmouth Road Bishopston, Bristol, BS7 8LG

Located on a popular residential road within the heart of Bishopston is this immaculately presented four bedroom period family home. The property has a real sense of quality and has been tastefully finished throughout. Key features include a host of retained period features, a light and bright open-plan kitchen/diner, two receptions rooms, an impressive master bedroom with en-suite bathroom and a sublime 60ft mature south facing rear garden.

Accommodation comprises; a main vestibule entrance leading into the hallway with a stripped wooden floor, period style column radiator and a downstairs w/c incorporated underneath the staircase. The living room sits at the front of the property and features a double glazed bay window complete with wooden shutters. Further period character includes ceiling cornice, picture rail, fitted alcove storage units and cast-iron wood-burning stove. Adjacent, the second reception is currently used as a music room and benefits from a stripped wooden floor, a built-in bookcase and a feature fireplace. A timber framed panel-glazed door leads into a useful utility room complete with a plumbed sink and draining board.

At the rear of the house is a contemporary open plan kitchen/diner with bi-folding doors providing a seamless connection to the rear garden. The kitchen has been fitted with a range of shaker style wall and base units with contrasting quartz work surfaces and brushed chrome fittings. A range of integrated appliances, recessed spotlight and an engineered oak floor complete the overall look. The dining/seating area has plenty of space for a large table with two velux windows providing plenty of natural light.

A staircase leads up to the first floor to three bedrooms and a family bathroom. Bedroom two is



located at the front of the house and spans the full width of the property. This spacious bedroom benefits from a fitted wardrobe and triple sash windows providing a pleasant view across to the neighbouring houses on Monmouth Road. Another well-proportioned double bedroom sits in the middle of the house and overlooks the rear garden, whilst bedroom four is at the back of the house and is currently used as a home office/study. Finally, completing the floor is a smartly finished bathroom with modern white suite, stainless steel fittings, metro tiled splash-backs, a heated towel rail and a geometric vinyl floor.

On the top floor, a loft conversion has been added in order to create a rather special master suite with roof-top views across Bishopston and beyond. This impressive room benefits from plenty of natural light thanks to floor to ceiling windows and there is ample storage in the form of bespoke fitted wardrobes with further storage into the eaves. The well-proportioned en-suite bathroom offers a modern white suite with oval shaped free-standing bath tub, a large walk-in shower, matt black fittings with matching column radiators and a striking tiled floor.

Externally, the property possesses the classic Victorian rubble stone facade with bath stone accents, whilst the larger than average garden is a real rarity for the area and is presented in two sections consisting of a paved patio/seating area with a 40ft laid lawn beyond. A raised timber bed features and array of plants and shrubs with a number of other mature trees lining the perimeter. A timber-framed shed sits at the end of the garden and offers plenty of opportunity for extra storage.

48 Monmouth Road is a lovely example of a Victorian home, it possesses many practical features for modern family living and is within easy, convenient access to all of the local amenities along the Gloucester Road. The property further benefits from being within catchment to Bishop Road and St Bonaventure's Primary schools as well as the Redland Green APR.





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Approximate Gross Internal Area = 159.2 sq m / 1714 sq ft  
(Excluding Eaves Storage)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1051794)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(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			77
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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