



£775,000

142 Sefton Park Road, St Andrews, Bristol, BS7 9AL

2 The Promenade, Bristol, BS7 8AL

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142 Sefton Park Road St Andrews, Bristol, BS7 9AL

An exceptional five-bedroom Victorian family home which has undergone an extensive renovation. The property has been remodelled to meet the demands of modern living whilst being sympathetic to its original design, allowing a welcoming contrast between contemporary and period features.

The property features an exceptional 5.3m x 5m open-plan kitchen/diner with large skylight windows that pull in natural light and glazed double doors that connect the garden seamlessly.

The sitting room retains a decorative cornice, stained glass leaded lights over bay sash windows, and a wood-burning stove. The second reception is open to the sitting room and features a cast iron feature fireplace, built-in cabinetry, and double doors onto the kitchen/diner.

At the rear, the kitchen has been extended into the side return to create a large kitchen/diner with shaker-style kitchen units, integrated appliances, space for a range cooker electric underfloor heating, and double doors and windows overlooking the rear garden. A useful utility room is accessed off the kitchen, with space for a washing machine and tumble dryer, w.c., an additional sink, and storage options.

A staircase leads to the first floor, with three double bedrooms, an ensuite, and a family bathroom. Two bedrooms retain period fireplaces, and the principal bedroom at the front of the house has a bay window, fitted wardrobes and access to an ensuite shower room with underfloor heating. Next door, bedroom two has fitted wardrobes and views over the rear garden. The modern bathroom suite has a shower over the bath, a glazed shower screen, a wall-hung vanity unit, underfloor heating and a W/C.



Stairs lead to bedrooms four and five on the second floor. Bedroom five is located at the front of the property and has access to eaves storage, and bedroom four has views over the rear garden.

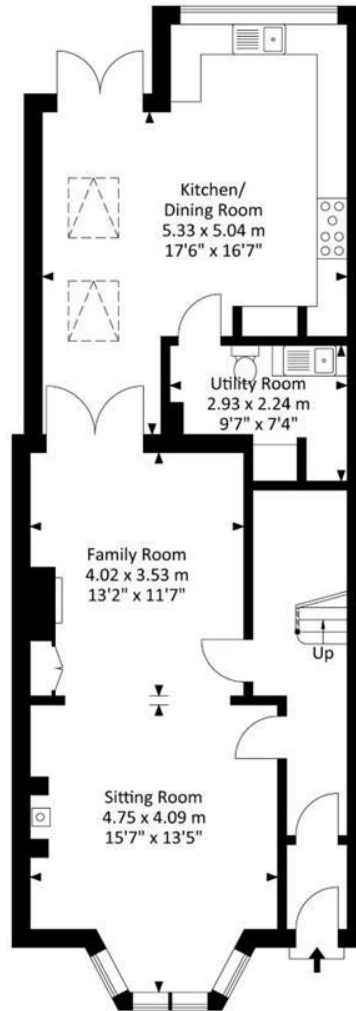
The south-easterly-facing garden at the rear has been redesigned and offers a low-maintenance space. It includes a composite deck leading to artificial grass and built-in seating to the boundary. Rendered brick walls and horizontal fencing enclose the garden on two sides, contrasting beautifully with the brick wall at the rear. A pedestrian gate opens onto 'Happy Lane'.



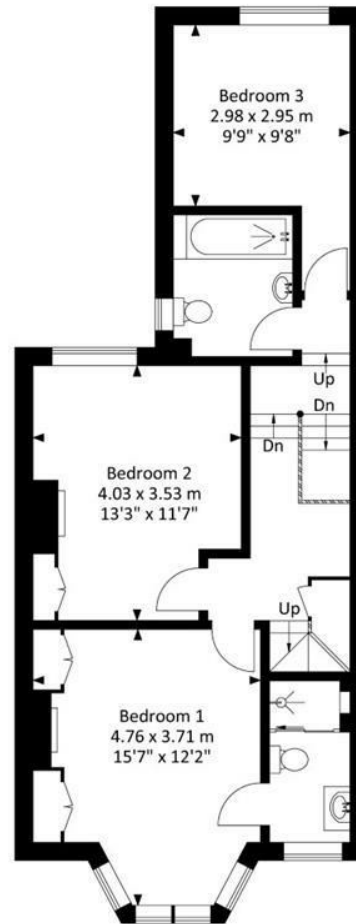


Sefton Park Road, Ashley Down, Bristol, BS7 9AL

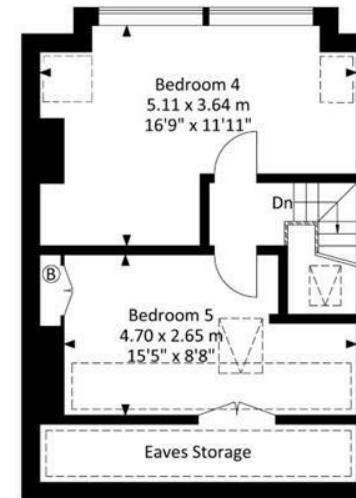
Approx. Gross Internal Area 1815.76 Sq.Ft - 168.69 Sq.M
(Excluding Eaves Storage)



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



elephant 

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