



£595,000

508 Gloucester Road, Horfield, Bristol, BS7 8UF

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Sympathetically extended is this stylish four double bedroom Victorian 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, open plan reception rooms, a light and bright open-plan kitchen/diner and a westerly facing garden.

Accommodation comprises; a vestibule entrance that leads into a hallway with stripped wood floors 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 with stained toplight, plantation style wooden shutters, stripped wood floors and a cast-iron wood-burning stove with slate hearth. The second reception sits centrally and is currently occupied as a family room, with an opening that leads into the kitchen/diner.

At the rear of the property is a recently converted light and bright open plan kitchen/diner which is the real hub of the house and perfect for families and entertaining. The kitchen has been fitted with a range of wall and base units with wood worktops, benefitting integrated appliances such as electric oven, gas hob with extractor hood over, fridge/freezer and dishwasher. A utility room is neatly tucked away which provides space for washing machine and tumble dryer. The dining area has plenty of space for a table and a further seating area at the rear is bathed in natural light thanks to bi-folding doors that provide a seamless connection to the rear garden.

A staircase leads up to the first floor to three double bedrooms and a family bathroom. There is a double bedroom to the front, benefitting a bay, adjacent is the family bathroom. Smartly finished and decorated, the bathroom benefits a bath with shower over, wash



hand basin, W/C and heated towel rail. Sitting centrally is another double bedroom, benefitting built in wardrobes and a double glazed window to rear aspect. Completing the first floor, there is a fourth double bedroom at the back of the house, which is occupied as a home office, overlooking the rear garden.

A staircase leads to the principal bedroom, benefitting a shower en-suite. The bedroom benefits from plenty of natural light from skylight windows to front and rear aspects and eaves storage. The en-suite benefits from a shower, W/C, wash hand basin, heated towel rail and a skylight window.

Externally, the rear garden is split into two levels and benefits rear access via a back lane. Beyond the bi-fold doors, there is a decked area with a pergola and steps leads up to a lawned area. To the front, the property bears a classic Victorian facade, with steps that lead up to the front door and a low-maintenance front garden.

508 Gloucester Road is a lovely example of a Victorian family home which has been finished to an excellent standard throughout. The house has a bright and spacious feel and is well located providing convenient access to Gloucester Road, Horfield Common, Horfield Sports Centre and the popular Wellington Gastro Pub. The property also falls within first priority catchment to some highly regarded primary and secondary schools including Orchard School and Trinity Academy.

Vendors Comments:

"We have lived at 508 Gloucester Rd for 11 years and have enjoyed renovating it and creating a beautiful warm and light space and ultimately a lovely family home.

The large open plan downstairs with access to a sunny deck and garden space is perfect for socializing and hosting parties.



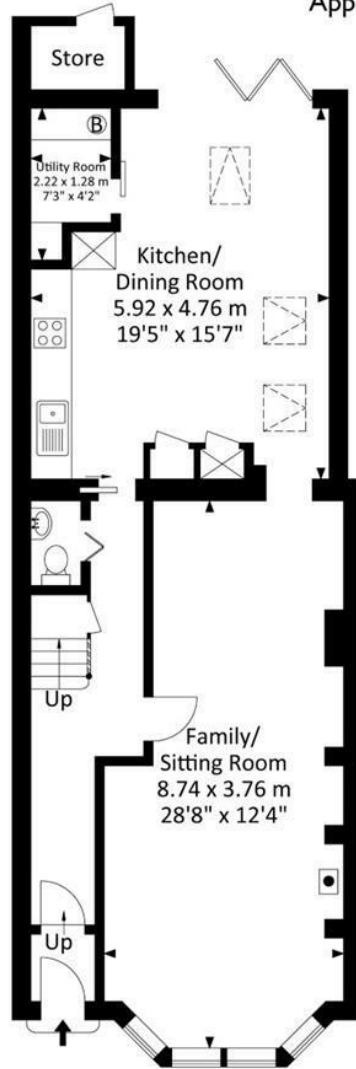
The garden provides a lovely quiet green space for relaxing or socializing and being west facing is a glorious sun trap during the summer months.

We have wonderful neighbors and everyone helps each other out with lending items or feeding pets. During the summer the children play in the back lane and are in and out of each other's gardens. It is an extremely friendly and safe neighborhood with excellent local schools as well as great bars, cafes and shops nearby.'

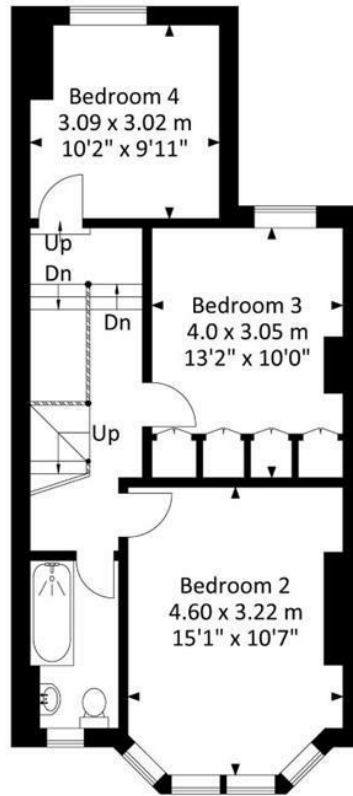


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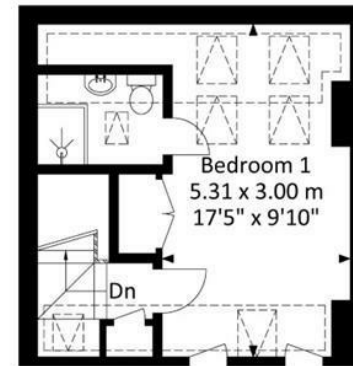
Approx. Gross Internal Area 1631.91 Sq.Ft - 151.61 Sq.M



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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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