

elephant 



£1,050,000

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## 20 Morley Square Bishopston, Bristol, BS7 9DW

A wonderful semi-detached home facing Bishopston's only private square. This beautiful home has five bedrooms spread over three floors and an off road parking space.

A block paved pathway leads up to the front door with a mature and well tended garden on one side, parking space on the other. Two large bushes conceal the entrance which has a wood panelled door with a pretty stained glass top light above and matching window to the side. Once inside, a geometric tiled floor gives way to a stripped wood floor beyond with doors connecting all ground floor rooms. The classically proportioned living room is positioned at the front and has a light and uplifting feel. There is a bay with original sashes and shutters, picture top lights, ceiling coving, a picture rail, wood floor, built-in storage and a cast iron fireplace with mantle surround. On the opposite side of the entrance is a separate playroom, or potential office, with a wood floor and partially stained glass sash window to the front.

Spread across the rear of the property is a large kitchen which opens up on to a separate dining room. The recently fitted kitchen has light grey shaker style units with integrated appliances and a low profile mirostone worktop. A peninsula returns into the middle of the room with space for breakfast bar seating below while a tiled floor runs throughout the room. An opening connects the adjacent dining room which showcases original period character with a ceiling rose, ceiling cornice, a picture rail, built-in cabinets and a fireplace. A wood floor runs throughout while glazed doors link the garden with matching side windows and stained glass above. This open and connected space is perfect for family life and is the social hub of the house. Practical considerations are also taken care of with a utility and shower room that are neatly concealed beyond the rear of the room.



The main staircase leads up to the first floor to four bedrooms and a family bathroom. The master bedroom is positioned at the front of the house and has three sash windows which look towards the trees surrounding Morley Square. There are two built-in wardrobes, ceiling coving and a ceiling rose. Three further double bedrooms are positioned off the hallway, each carpeted and neatly decorated. Positioned centrally off the hallway is a smartly finished bathroom with a white suite, heated towel rail and stylish geometric tiling.

The staircase continues up to the second floor to a fifth en-suite bedroom and an office. The final bedroom is a light and bright space with three Velux windows and access to eaves storage. The recently renovated en-suite shower room has a walk-in shower, w/c and basin. An useful office space sits at the front of the house with a large Velux window with far reaching views across tree and roof tops.

Externally the property has a neatly landscaped garden with patio seating area, lawn and planted borders. The property fronts a secluded, private square for use only by nearby residents. Surrounded by trees, the interior is a calm oasis away from the buzz and hum of the city with residents gatherings and events held throughout the year. This is a high calibre Bishopston home in a sought after location.





# Morley Square, Bishopston, Bristol, BS7 9DW

Approximate Gross Internal Area = 183.34 sq m / 1973 sq ft



Ground Floor

First Floor

Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		44	
(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			
(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	



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