



Guide price £799,950

23 Rosling Road, Horfield, Bristol, BS7 8SX

2 The Promenade, Bristol, BS7 8AL

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Offered to the market with no onward chain is this super stylish and immaculately presented 1920's semi-detached home situated in an elevated position on one of Horfield's most desirable roads.

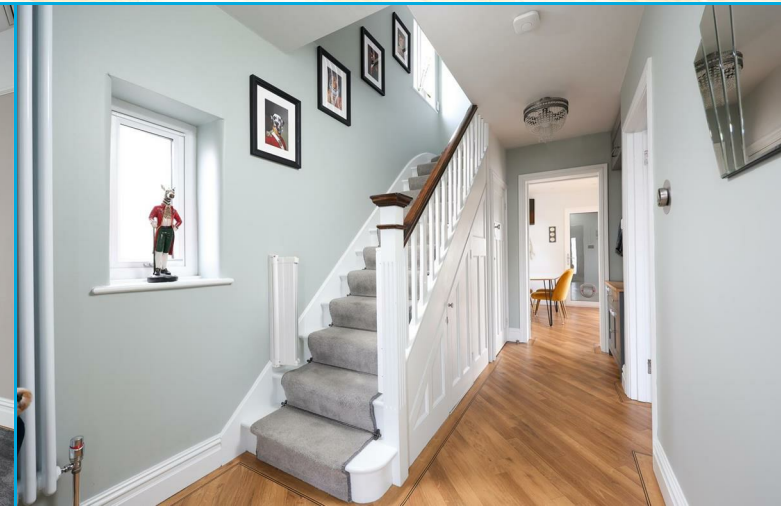
The property has been recently refurbished to the highest standard, featuring entirely new electrics and distribution board, all new plumbing and water connections with a new Vaillant boiler within the 10 year warranty period. All insulation has been upgraded across every floor with Rockwool sound and thermal insulation, which means that the house remains at a very stable temperature all year round, and significantly reduces energy costs. The property also enjoys outstanding connectivity, with a superfast fibreoptic internet connection (wired cat 6 ethernet cables to all rooms), and SONOS wired connection points in all rooms.

The substantial accommodation is arranged over three floors and has been carefully renovated with a touch of flair and architect design whilst preserving much of the original character of the house.

The front door opens into a light and spacious hallway featuring an oak-coloured Karndean floor, Nest smart doorbell, Nest fire alarms and Nest thermostat and a contemporary w/c with striking colour scheme incorporated underneath the staircase.

Located at the front of the house is the living room, complete with double glazed bay window and custom built plantation style shutters. Further features include built-in ceiling speakers, a media wall with Philips hue lighting and 92" projector screen with 4k projector (available by separate negotiation).

At the rear of the property, the open plan kitchen / diner has been created to offer the perfect space for



families and socialising with a seamless connection to the garden via a set of bi-folding doors leading onto the generous deck. The Karndean floor is continued throughout the space and has a sleek fitted kitchen that offers the perfect balance between practicality and contemporary refinement.

The kitchen incorporates a large central island with breakfast bar and has been tastefully finished with a range of shaker style wall and base units with contrasting quartz work surfaces, a double Belfast Caple sink (with integrated waste disposal units), metro style tiled walls, solid ash custom shelves with integrated LED up and down lighting and an array of integrated appliances.

The dining area has ample space for a large table and chairs, whilst column style radiators and recessed spotlights compliment the overall look. There is also the added benefit of a separate utility room fitted with Bosch appliances and built-in storage.

The staircase sweeps up to the first floor to three generous bedrooms and a family bathroom. Bedroom three faces the front aspect and has been neutrally decorated with fitted wardrobes, custom integrated lighting and plantation style shutters. The adjacent bedroom is also a spacious double and has wall to wall fitted wardrobes with custom dressing table and solid brass handles. A double-glazed window overlooks the rear garden and is fitted with a remote controlled electric blind. Next door, bedroom four shares the same outlook and is currently utilised as a home office. Finally, completing this floor is a beautifully finished family bathroom with a modern white three piece suite that includes a wall mounted vanity unit with LED mood lighting, a floating Grohe w/c and stainless steel fittings. There is also a dual-fuel heated towel rail, electric underfloor heating and a double-glazed window providing plenty of natural light.

At the top of the house is an impressive master bedroom suite with far-reaching views towards Bath and beyond via a set of sliding double-glazed patio doors complete with Juliet balcony. The bedroom has



been tastefully decorated using neutral, muted Farrow and Ball paint and features built-in wardrobes and ample storage into the eaves. The en-suite shower room is finished with a white suite and large walk-in shower complimented with tiled splash backs, a Jack and Jill sink, dual-fuel heated towel rail and a tiled floor with electric underfloor heating.

Externally, the front of the property bares the classic 1920's facade with a Marshall block paved driveway offering off-street parking for 2 cars with extensive security and architectural external lighting and the added benefit of an electric car charging point. The recently landscaped rear garden offers a highly versatile and year-round useable space with a sunny south-easterly facing aspect. Presented in three sections consisting of a raised decked terrace that steps down to a porcelain tiled patio area with an artificial lawn beyond, leading to a separate garden room complete with bi-folding, lockable doors, fitted media unit and full mains power and wired internet access.

There is also a huge amount of extra storage in the form of an undercroft, and an additional lit storage space under the generous deck area.

23 Rosling Road is a property of the very highest order. Finished to an exceptional standard by the current owners, it offers the perfect space for modern family living. The property itself falls within catchment to very highly regarded schools and is well located close to all of the amenities that Gloucester Road has to offer as well as being just a short walk away from the green space of Horfield Common.

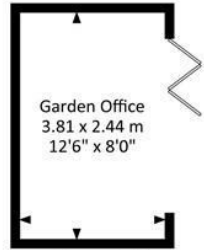


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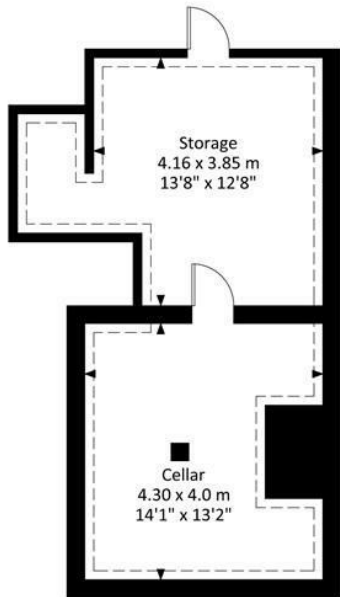
Gross Internal Area = 144.91 sq m / 1560 sq ft

Garden Office Area = 9.30 sq m / 100 sq ft

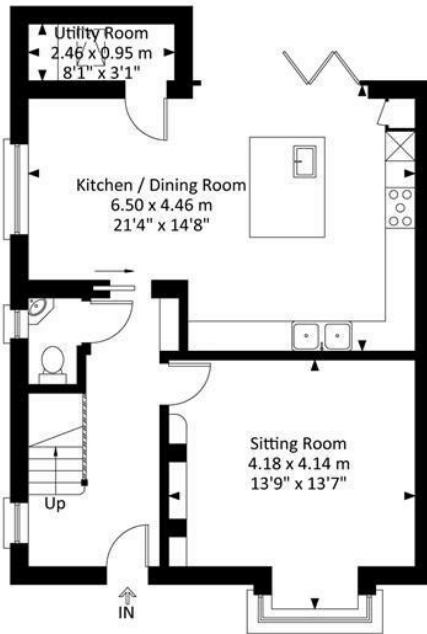
Total Area = 154.21 sq m / 1660 sq ft (Excluding Eaves Storage, Cellar & Storage)



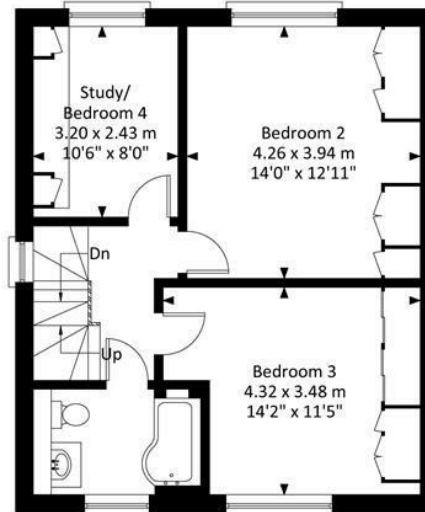
Garden Office



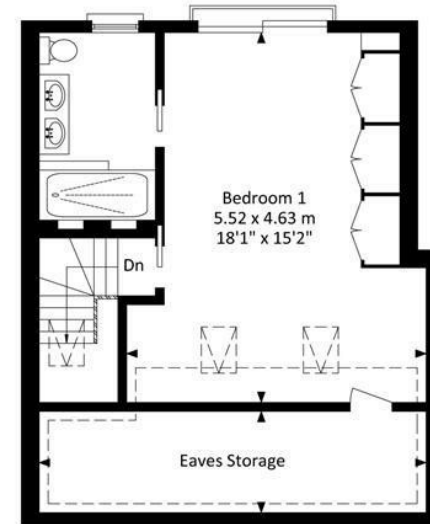
Lower Ground Floor



Ground Floor



First Floor



Second Floor

= Reduced headroom

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		83
(69-80)	C	72	
(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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