



Asking price £885,000

33 Kellaway Avenue, Henleaze, Bristol, BS6 7XS

2 The Promenade, Bristol, BS7 8AL

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33 Kellaway Avenue Henleaze, Bristol, BS6 7XS

An exciting opportunity to purchase a modern detached three double-bedroom bungalow complete with a separate one bedroom annexe, a mature 82ft x 65ft "L" shaped rear garden, timber-framed home office and off-street parking for up to four vehicles.

Ground floor accommodation comprises; main entrance leading into a spacious hallway providing access to all ground floor rooms. At the front of the property is a light and bright living room with engineered oak floor and a cast-iron wood-burning stove with floating oak mantle. Next door is a well-proportioned third bedroom that looks out onto the side aspect of the house. The hallway continues on through to the rear of the floor and opens up into a large open plan kitchen/diner/family room which is perfect for families and socialising. The kitchen incorporates a central island/breakfast bar and is fitted with a range of sleek handleless wall and base units with contrasting stone effect work-surfaces, white metro style tiled splash-backs and a built-in dishwasher, whilst recessed spot-lights and stainless steel fitting complete the overall look. The dining area has ample space for a large table and an informal family seating area provides a pretty outlook out to the rear garden via a set of double glazed patio doors.

A staircase leads up to the first floor to two double bedrooms, both benefitting from double-height vaulted ceilings and en-suite bathrooms. The master bedroom with balcony is located at the rear of the floor and has a wonderful, green and leafy view over the rear garden and takes full advantage of the evening sun. This magnificent bedroom further benefits from plenty of built-in storage and an ensuite bathroom with three piece white suite, a separate walk-in shower, heated towel rail, underfloor heating and tiled splash-backs. Across the landing to the front of the property is the equally spacious second



bedroom with en-suite shower room, built-in wardrobes and Juliette balcony that looks out onto Kellaway Avenue

Externally, the front of the property features a smart light grey render complimented with a cedar clad gable and powder-coated grey windows. There is also ample off-street parking for up to four cars. The driveway leads down the side of the property and through to the rear of the garden, to a self-contained one-double bedroom annexe with private courtyard garden. The light and airy annexe has been well laid out and consists of an open plan kitchen/diner and main bathroom with a large sitting room beyond. At the rear of the annexe is a double bedroom with en-suite shower room and double doors leading out onto a private sunken terrace with steps leading up to the main garden.

The rear garden is a delight to behold and offers everything and more a family could wish for. Presented in three sections consisting of a stone patio/seating area that steps up to a laid lawn beyond with a variety of mature trees, plants and shrubs lining the perimeter. A further sun terrace/seating area sit at the end of the garden and enjoys an open aspect. Finally, a recently constructed timber-framed studio with full mains power sits at the end of the patio and is currently used as a home office/gym.

33 Kellaway Avenue is an exceptional property and a very rare find within central Bristol. Occupying a large plot in a prime location, the property is within the catchment area for some highly regarded primary schools as well as walking distance to the amenities on both Gloucester Road and Henleaze High Street.





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Approximate Gross Internal Area = 153.7 sq m / 1654 sq ft

Annex= 54.1 sq m / 582 sq ft

Home Office = 8.9 sq m / 96 sq ft

Total= 216.7 sq m / 2332 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID969171)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(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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