



£725,000

28 Weston Crescent, Horfield, Bristol, BS7 8UT

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

28 Weston Crescent Horfield, Bristol, BS7 8UT

Tucked away on a desirable road in Horfield is this immaculately presented 1930's semi-detached home with no onward chain.

The property has plenty to offer and includes three bedrooms, a large recently completed kitchen extension and a separate living room that benefits from lots of natural light. In addition, there is a separate downstairs utility, shower room, and a mature landscaped rear garden with side access. This light and bright property has been extensively renovated throughout. However, there is still plenty of scope to further extend into an ample loft space (subject to the usual consent).

Accommodation on the ground floor comprises a main entrance with original storm porch leading into a spacious hallway complete with a Karndean floor and storage cupboard incorporated underneath the staircase. The living room is located at the front of the property and features a double glazed bay window, ceiling cornice and a feature fireplace. In the middle of the floor is a smartly finished shower room and W/C.

At the rear of the house, an extended open plan kitchen has been created in order to provide the perfect space for family time and socialising, whilst double glazed French doors provide a seamless connection to the garden. Thanks to four large Velux windows and a high level picture window, the whole space is bathed in natural light. A luxury oak coloured vinyl floor, pendant lighting and recessed spotlights complement the overall look. The kitchen incorporates a central island/breakfast bar and has been fitted with a range of stylish handleless wall and base units with contrasting work surfaces and finished with brushed chrome fittings.

Directly off of the kitchen is a useful utility room with



separate access through from the front of the property to the rear garden. Features include a fully plumbed sink/drain, a tiled floor and a roof-light.

The first floor has a typical configuration of three bedrooms and a family bathroom. The main bedroom is located at the front of the property and benefits from bespoke fitted wardrobes and a pleasant and open outlook onto Weston Crescent. Adjacent, bedroom three shares the same aspect and is currently being used as a home office, whilst bedroom two also features fitted wardrobes and overlooks the rear garden. Completing the accommodation is a spacious and smartly finished family bathroom with a modern white suite, floor to ceiling tiled splash-backs, a heated towel rail and a vinyl floor. Next door, is a separate W/C with striking colour scheme. The loft space is partially boarded and can be accessed via a loft ladder located on the landing.

Externally, the front of the property bares the classic 1930s facade with a block paved driveway that offers off-street parking for 2/3 cars. The recently landscaped and private rear garden is a real triumph. Presented in three sections consisting of a paved patio/seating area with a laid lawn beyond which is bordered on both sides by an array of matures trees, plants and shrubs. At the back of the garden is a further paved section that houses a timber-framed studio offering the perfect work from home space, or simply an extra storage area if required.

28 Weston Crescent is an exceptional family home that its current owners have meticulously renovated. 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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Approximate Gross Internal Area = 132.24 sq m / 1423.42 sq ft

Shed Area = 6.86 sq m / 73.84 sq ft

Total Area = 139.10 sq m / 1497.26 sq ft

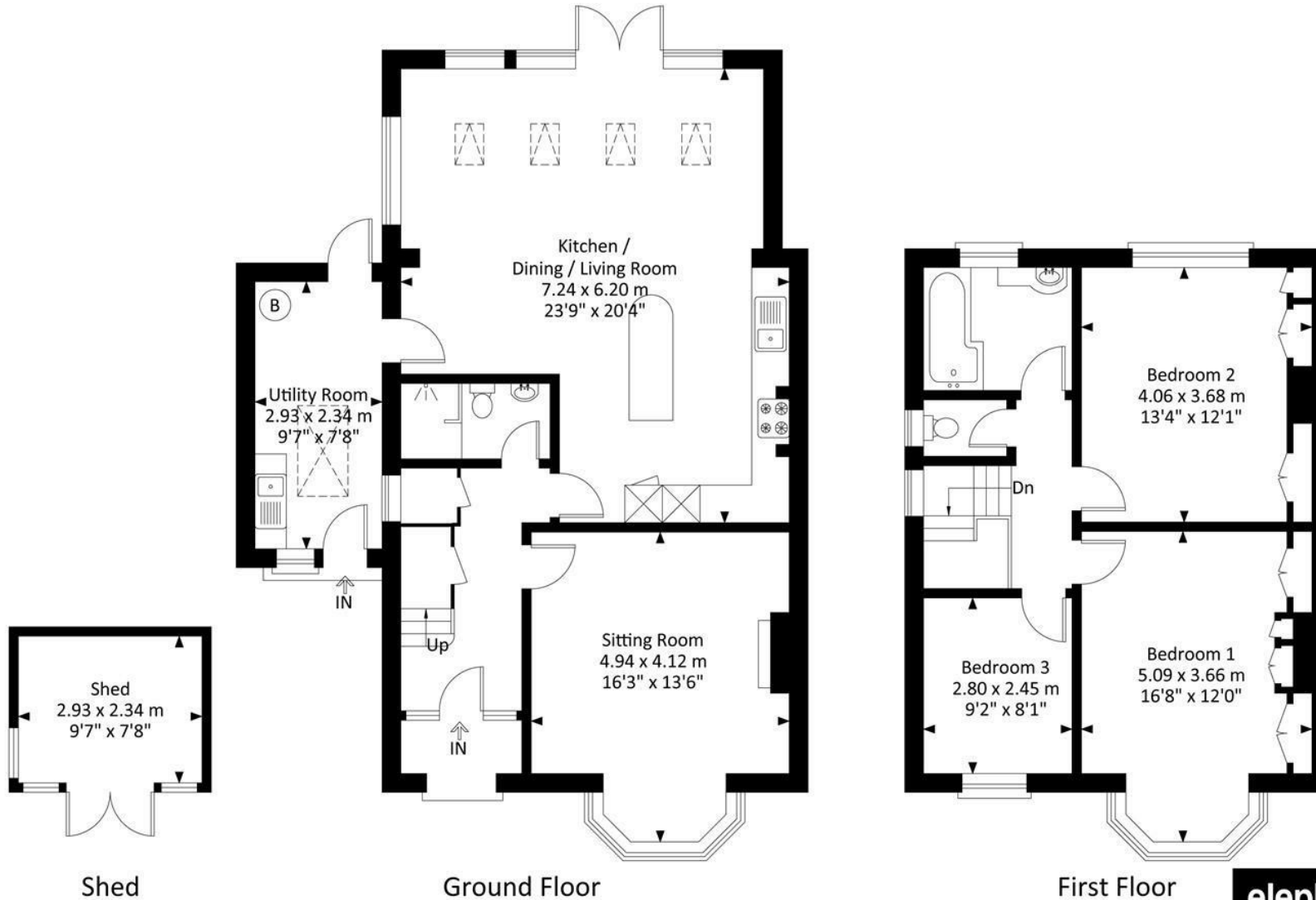


Illustration for identification purposes only, measurements and approximate, not to scale.



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



elephant 

Bishopston office

2 The Promenade, Gloucester Road, Bristol, BS7 8AL
t: 0117 3700556 e: Bishopston@elephantlovesbristol.co.uk

elephantlovesbristol.co.uk

Clifton office

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX
t: 0117 3700557 e: Clifton@elephantlovesbristol.co.uk