



£525,000

133 Dovercourt Road, Horfield, Bristol, BS7 9SG

2 The Promenade, Bristol, BS7 8AL
Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk
Web: www.elephantlovesbristol.co.uk

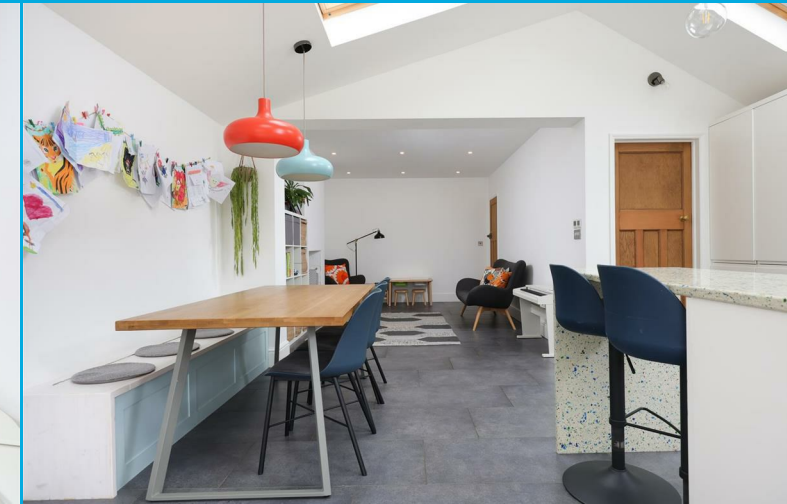
133 Dovercourt Road Horfield, Bristol, BS7 9SG

Sympathetically extended, a stylish and immaculately presented three bedroom family home located on a popular road in Horfield. This fine example of a 1930's home has been finished to an excellent standard throughout and offers everything and more that the modern family could desire. Key features include an open plan kitchen/dining/family room, separate lounge with a bay window, three bedrooms, utility room, two bathrooms and circa 100ft west facing garden with a garden office and off-street parking.

Ground floor comprises: main entrance hall which provides access to all ground floor accommodation, stairs that lead to the first floor and a downstairs shower room. At the front of the property is a light and bright living room with a double glazed bay window, stripped wood floors and bespoke units within the alcoves.

Next door, the impressive kitchen/dining/family room flooded with natural light from skylight windows creates the perfect space for families and socialising. The second reception, currently occupied as a family room, benefits from spotlights and a tiled floor which continues through to the kitchen/diner. The kitchen is fitted with a range of sleek wall units with bespoke worktops, providing a mix of integral appliances and space for a fridge/freezer. A kitchen peninsula divides the room with a dining space and bi-fold doors leading to the wonderful rear garden. The kitchen/dining/family room and shower room further benefit from underfloor heating.

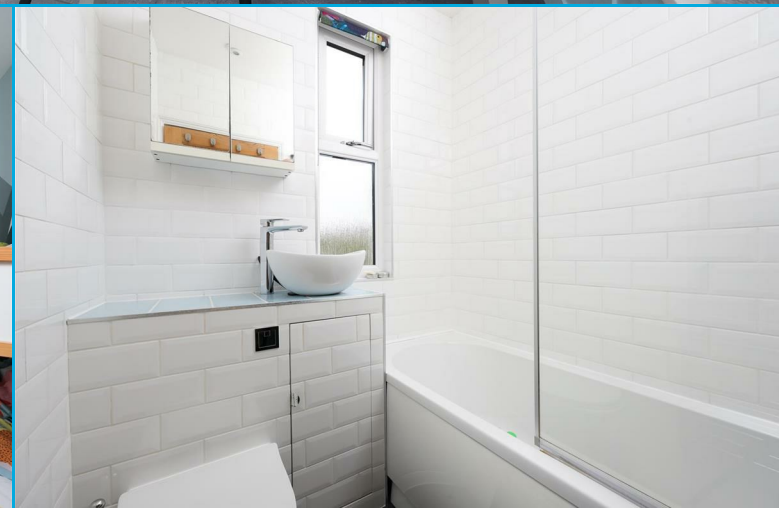
On the first floor are three bedrooms and a family bathroom. The master bedroom is located at the rear of the house, featuring a decorative fireplace, built-in wardrobe and a large double glazed window providing a pleasant view over the rear garden and allotments.



At the front of the house is another well-proportioned double room, whilst next door is a single third bedroom. Completing the accommodation is a stylish family bathroom with modern white suite, stainless steel mixer shower, floor to ceiling tiled splash-backs.

Externally, the front of the property bares the classic 1930's facade with box bay window, small front garden and off street parking. The rear garden has a westerly facing aspect and is presented in three sections. The first consists of a paved area beyond the bi-fold doors, perfect for enjoying the summer sunshine. The second is mainly lawn with a paved path leading to the rear of the garden. At the rear, there are raised plant beds and a pergola that leads to the greenhouse and timber-framed, mains powered garden office which offers a variety of uses. A secure gate provides useful rear access via the allotments.

133 Dovercourt Road is a property of the highest order, it possesses many practical features and is ideally located within the catchment for highly regarded primary and secondary schools. It is also conveniently located for local amenities on Gloucester Road, Purdown, Horfield Common and the new Ashley Down train station due to open this year.





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Approximate Gross Internal Area = 107.13 sq m / 1153 sq ft Excluding Garden Office

Garden Office Area = 6.45 sq m / 69 sq ft

Total Area = 113.58 sq m / 1222 sq ft



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



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