

The logo for 'elephant' features the word in a white, lowercase, sans-serif font. To the right of the text is a blue icon consisting of a stylized 'S' shape with a white dot at its top right end, resembling a tail or a decorative flourish.

elephant



£875,000

42 Sommerville Road, St Andrews, Bristol, BS7 9AB

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42 Sommerville Road St Andrews, Bristol, BS7 9AB

A beautifully proportioned four-bedroom semi-detached Victorian home sold with no onward chain. The property has plenty to offer, briefly comprising four double bedrooms, including a principal bedroom with en-suite, off-street parking and a southerly facing garden.

The ground floor accommodation is accessed via a side entrance porch with doors directly to the rear garden and into a large entrance hall with a central staircase rising to the first floor and doors to all ground floor rooms. To the front, the living room features a bay window with stripped wooden floors, a gas-fired cast iron fireplace, a decorative ceiling cornice, and picture rail. The adjacent study is accessed beyond the stairs and has a sash window to the front, stripped wooden floorboards, and cornice. Across the hall a large square bay window frames the view over the rear garden, allowing an abundance of natural light benefiting from its southerly aspect. Glazed double doors separate the dining room and kitchen and, when opened, create the perfect social space, ideal for entertaining. The kitchen is fitted with a range of modern units with an inset stainless steel sink and drainer and integrated appliances, including an electric oven/gas hob with a stainless-steel extractor hood over, dishwasher and refrigerated wine rack. A door from the kitchen leads to a garden room, with double doors onto the rear garden and a door to a useful utility room/w.c with space for a washing machine, tumble dryer and additional counter and storage space.

The stairs lead up to the first floor to four double bedrooms. The principal bedroom is located at the front with a rounded bay, ceiling coving and access to a en-suite shower room. The adjacent fourth bedroom has stripped wooden floorboards and a sash window to the front. The second and third bedrooms are on

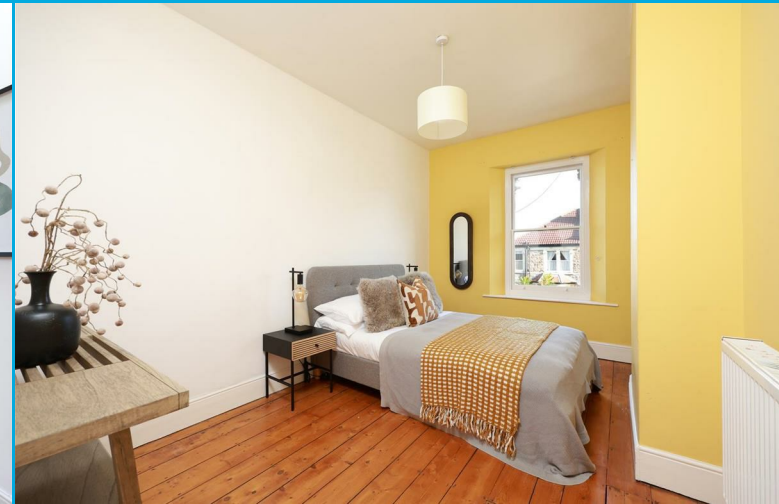
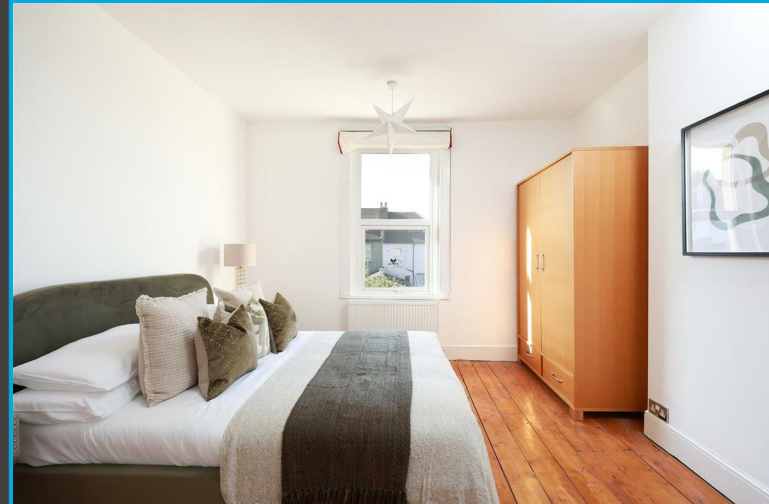


the opposite side of the hallway and have views over the rear garden. The family bathroom has windows to the side aspect and is fitted with a modern white suite with a shower over the bath and travertine floor tiles.

The south-facing rear garden has a raised deck area with a pergola over, which is ideal for entertaining in the summer months; the rest of the garden is mainly laid to lawn with mature plants, trees, and shrubbery to its borders. There is also a raised children's 'treehouse' with storage beneath. The garden is enclosed by a brick wall and fencing and has access to the front via a side entrance porch.

The front garden is laid to stone shingle with a block paved pathway to the entrance and an off-street parking space for one vehicle.

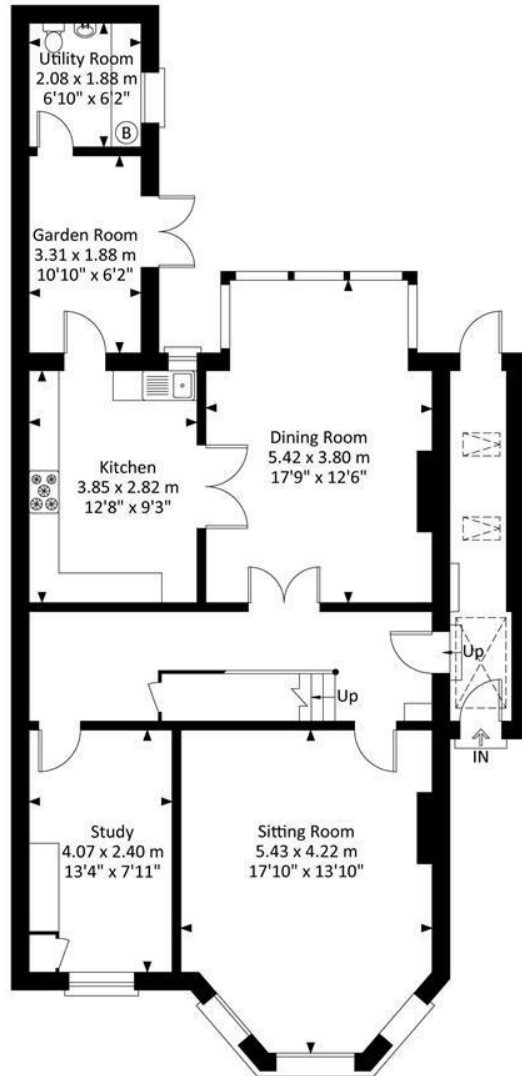
There are also solar panels on the property's roof, offering energy-saving benefits. In addition to providing power to the house during the day, there is an agreed export fee to the grid.



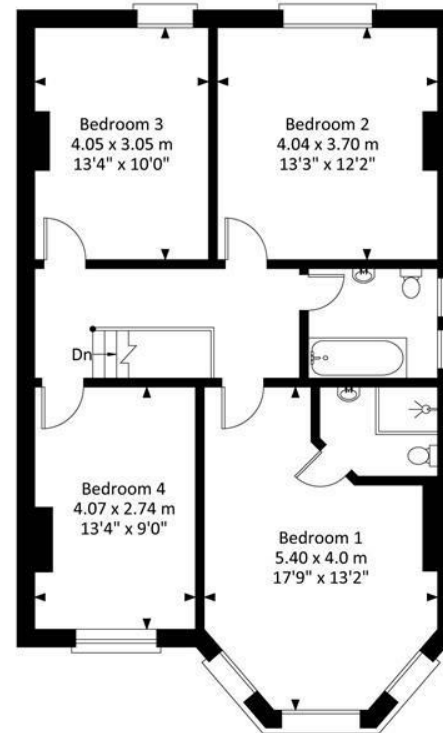


42 Sommerville Road, Bishopston, Bristol, BS7 9AB

Approximate Gross Internal Area = 167.80 sq m / 1806.18 sq ft



Ground Floor



First Floor

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



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