



£750,000

113 Longmead Avenue, Bishopston, Bristol, BS7 8QE

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A beautifully extended, four-bedroom semi-detached family home. This sleek home offers plenty, namely four bedrooms, a loft conversion with an ensuite, an extended kitchen/diner, utility, a separate sitting room, a garage/store and off-street parking.

The property has been renovated to a high standard, incorporating a 'wrap-around extension' with an impressive open-plan kitchen/diner with double doors leading onto a beautifully landscaped rear garden. You enter the property via a large entrance porch providing plenty of space for coats and shoes. A door then leads into the hallway, with stairs rising to the first floor and doors lead to the sitting room and kitchen/diner.

The sitting room to the front features a large square bay with UPVC double-glazed windows, a gas flame effect fire and inbuilt cabinetry/shelving to the chimney recesses. At the rear of the house is a well-designed kitchen extension, creating an open and social space that seamlessly connects to the garden, kitchen and dining/family room. The room has a wood-burning stove and herringbone parquet flooring extending from the front door through into the kitchen/diner. The kitchen comprises a range of modern units and built-in appliances, including a dishwasher, induction hob, Neff slide and hide oven and microwave/grill. A central kitchen island provides additional storage, a breakfast bar, and electric/USB points. A large utility room and WC is accessed via the kitchen with doors to the rear garden and garage. The utility room has a large sink and storage units as well as space for a washing machine and tumble dryer.

The garage offers ample storage space (including mezzanine storage) and a workshop. The garage also provides a practical way of entering the rear garden



via the utility room without the need to enter the rest of the house.

Upstairs, on the first floor, are two good sized double bedrooms, a large single bedroom currently used as a home office, and a family bathroom.

On the second floor, the principal bedroom extends over the entire second floor. It is neatly decorated and carpeted with built-in wardrobes, double doors opening onto a Juliet balcony with views over the rear and access to an ensuite shower room. There is ample storage in the eaves towards the front of the house, plus additional storage behind the built-in wardrobe. The contemporary ensuite features a large walk-in shower, storage and a heated towel rail.

At the rear, the cleverly designed garden has a tiled patio area (with an outside tap and weatherproof power point) leading directly onto the lawn with raised beds to its borders and various colourful mature trees and shrubs. There is an additional raised patio at the rear of the garden, a wooden garden shed, and a gate leading onto a vehicular access lane.

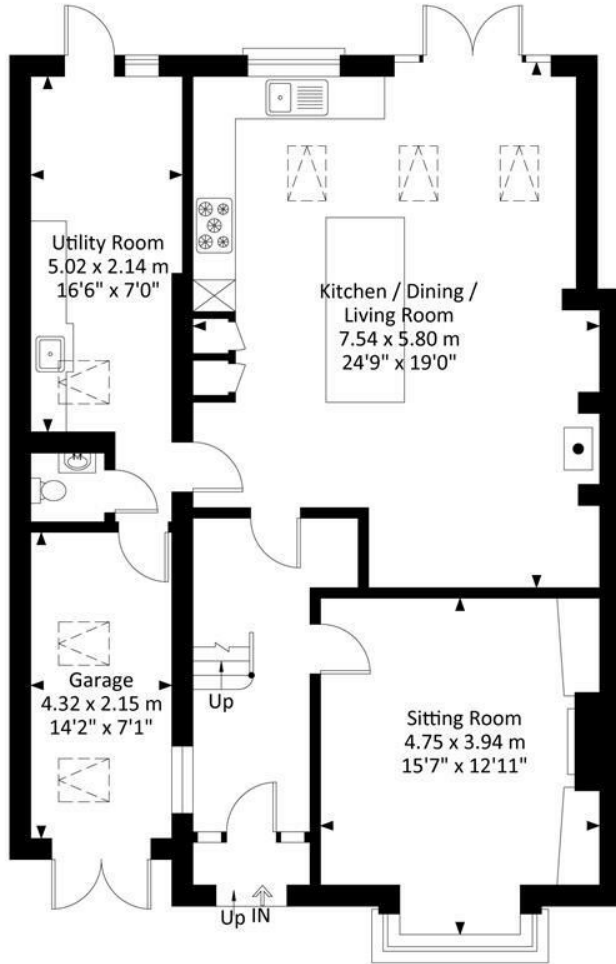
To the front of the property is a driveway offering off-street parking for one vehicle plus a low maintenance garden with water butt and an area for bin storage.



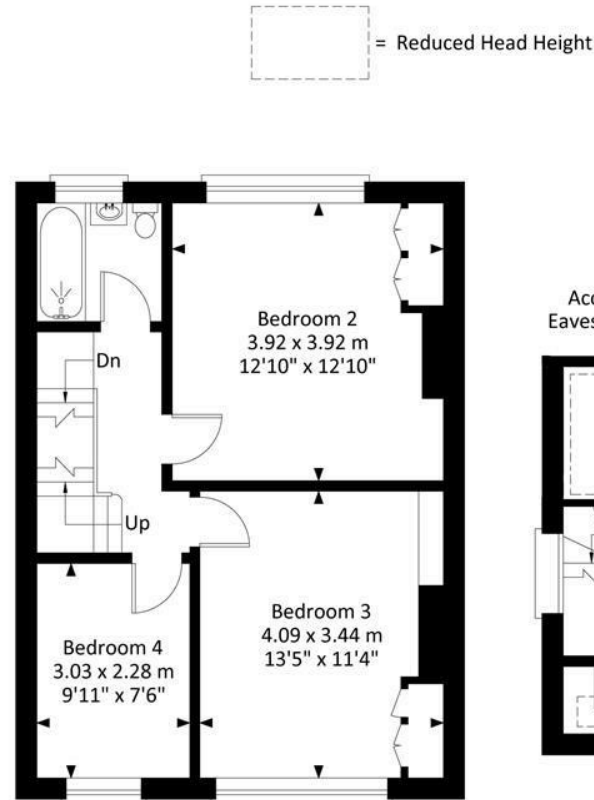


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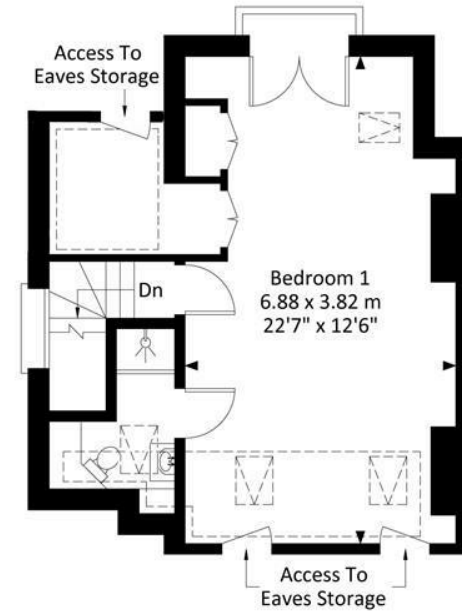
Approximate Gross Internal Area = 169.15 sq m / 1820.71 sq ft



Ground Floor



First Floor



Second Floor

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



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