



£775,000

41 Cliftonwood Crescent, Cliftonwood, Bristol, BS8 4TU

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

41 Cliftonwood Crescent Cliftonwood, Bristol, BS8 4TU

A charming period townhouse located on a desirable road in the heart of Cliftonwood. This stylish home is set over three floors and features three double bedrooms, an open plan kitchen/ dining room and a sunny, landscaped rear garden

Accommodation comprises; main entrance which opens into the ground floor hallway. At the front of the property the living room is complete with an original sash window with working shutters, stripped wood floorboards, ceiling coving, a picture rail and a wood burning stove with mantle and hearth.

An original timber part glazed door leads into the extended kitchen, which features blue shaker style units with a contrasting composite worktop. There are integrated appliances, space for a range cooker and stainless steel handles. There is a pretty Moroccan tiled splashback, light coloured, travertine floor tiles while the glazed extension allows light to flow into this space and connect the garden.

Stairs rise to the first floor where you will find the master bedroom, the family bathroom and a separate shower room. The master bedroom spans the full width of the property and features an original fireplace and a sash window with shutters. The room is neutrally decorated with a cream carpet, walk in cupboard, ceiling coving and a picture rail. The family bathroom is decorated in a soothing pastel pink with a with a contemporary freestanding 'back to wall' bath tub, original sash window and a storage cupboard housing the boiler. The adjacent and separate shower room has a walk-in shower cubicle, w/c, sink with light grey floor and wall tiles.

Bedroom number two spans the full width at the back of property and looks over the garden, whilst bedroom number three spans the full width at the front. Both



bedrooms showcase the original character of the building with exposed ceiling beams and fireplaces in each room. Rear bedroom number two has a range of built-in storage while bedroom three at the front has a stripped wood floor and a large Velux window.

Outside, the property has a beautiful and intelligently landscaped garden. The well designed, tiered configuration has timber steps which lead up through planted beds to an upper patio terrace and a versatile garden studio. This elevated seating area is perfect for outdoor dining catching the sun for most of the day. The 15'2 x 9'2 studio is a useful store room with rear access behind on to a shared pathway between the houses.

41 Clifton Wood Crescent is a house that has a very unique warm feel, with a calming and relaxing vibe. The neighbourhood has a strong sense of community with the majority of the properties being family and owner occupied. The cherished Lion Pub and the community park are both social hubs and are located just around the corner. Beyond, Clifton Village, the city centre and the Harbourside are all in easy reach.



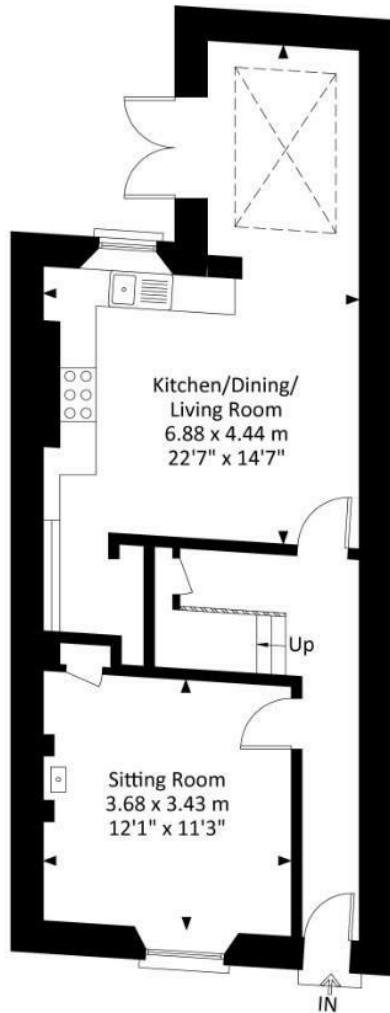


Clifton Wood Crescent, Hotwells, Bristol, BS8 4TU

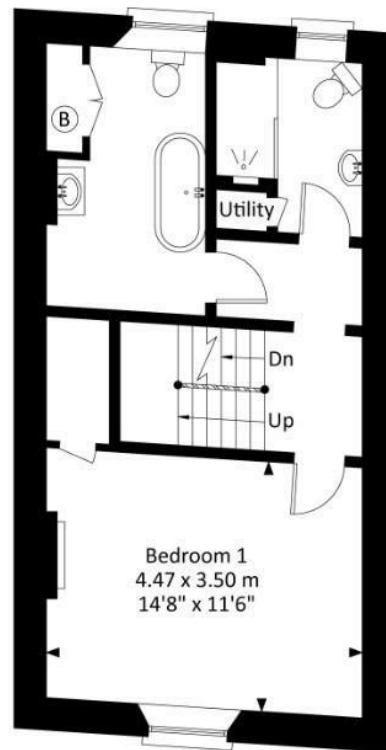
Approximate Gross Internal Area = 126.01 sq m / 1356 sq ft

Outbuilding Area = 11.29 sq m / 122 sq ft

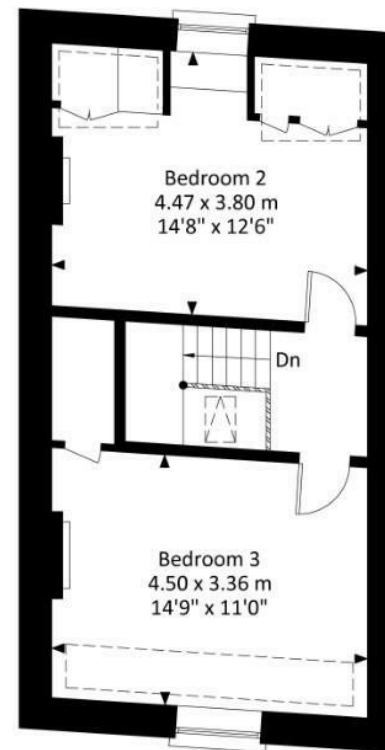
Total Area = 137.30 sq m / 1478 sq ft (Including Outbuilding)



Ground Floor



First Floor



Second Floor

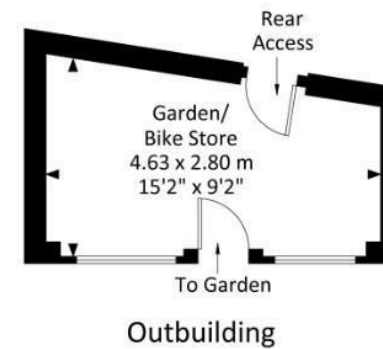


Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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