



£825,000

150 Sommerville Road South, St Andrews, Bristol, BS7 9BT

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150 Sommerville Road South St Andrews, Bristol, BS7 9BT

Built in 2015 and Winner of the 2016 Daily Telegraph Home Building and Renovating Award for Most Inspiring Home, an impressive modern three bedroom detached home. The property is creatively designed and is located within St Andrews.

The ground floor accommodation comprises a light filled hallway with floor to ceiling glazed panels and honed Jura limestone flooring with system fed underfloor heating. The hallway connects through to the kitchen/dining room and separate sitting room. Beneath the central staircase, is storage with a further cloak cupboard and under stair W/C. The stylish sitting room benefits dual aspect double glazed windows with a sliding door that overlooks the cobbled lightwell. The room further benefits engineered oak flooring with underfloor heating, log burner stove with wall mounted units within the alcoves.

The kitchen/dining room is the social hub of the home, perfect for entertaining. The dining space benefits Jura limestone floor with underfloor heating with a large sliding door, seamlessly connecting onto the landscaped courtyard garden. The kitchen is fitted with an integrated Minotti Cucine kitchen with black granite worktops that benefits an inset sink and extendable mixer tap. There are integrated appliances such as five ring gas hob, dishwasher, fridge/freezer, double oven and an obscure glazed window to the front aspect provides plenty of light. Beyond the kitchen is a utility room, providing plumbing and space for a washing machine and tumble dryer, built in larder storage and base units with granite worktops.

The central staircase leads to the first floor with inset spotlights and a recessed alcove with lighting. The light and bright first-floor landing features three large



double-glazed windows, providing a pleasant open view down Ashley Court Road and the allotments towards St Werburghs. The landing further benefits clever bespoke full-height wardrobes, shelving and desk creating the perfect work from home space. The principal bedroom, shares the same aspect as the sitting room, with double-glazed dual-aspect windows to the front and side, bespoke fitted wardrobes, and a built-in dressing table. A sliding pocket door leads to an en-suite shower room, benefitting underfloor heating and a Velux skylight window.

Across the landing, bedroom two is located to the rear with a double-glazed window to the side aspect. Adjacent is bedroom three, which has dual-aspect double-glazed windows. The bathroom is flooded with natural light via a Velux skylight window, complete with a white suite benefitting a bath with shower over, a wall-mounted wash hand basin and W/C.

The property has a modern and contemporary facade, enclosed by a secure cantilever electric sliding gate and a paved section for off-street parking. The garden has been landscaped and designed with paving, mature flower beds, a built-in bench and additional lighting.

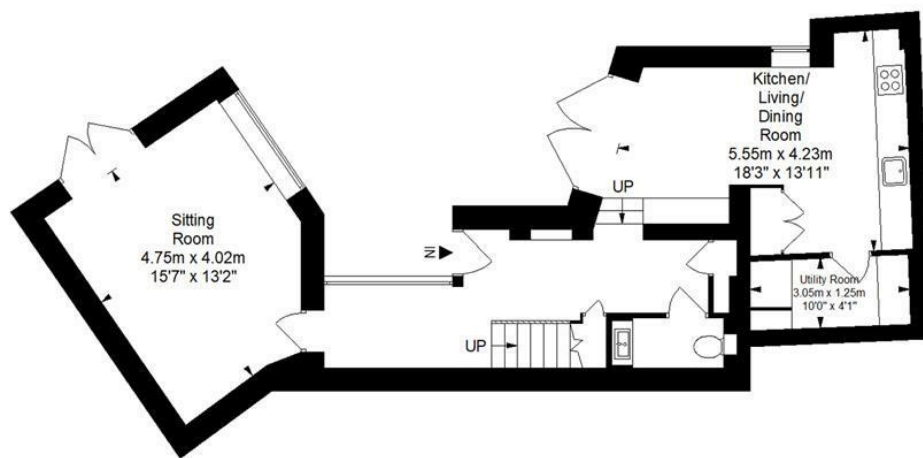
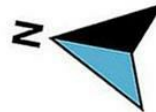
150 Sommerville Road South is an architect-designed, unique and eclectic property offering contemporary living space. Conveniently located for all major transport links such as the M32, M4 and M5, the property is also just 0.3 miles to St Andrew's Park and 0.5 miles from all the shops, bars, cafes and restaurants the Gloucester Rd has to offer.



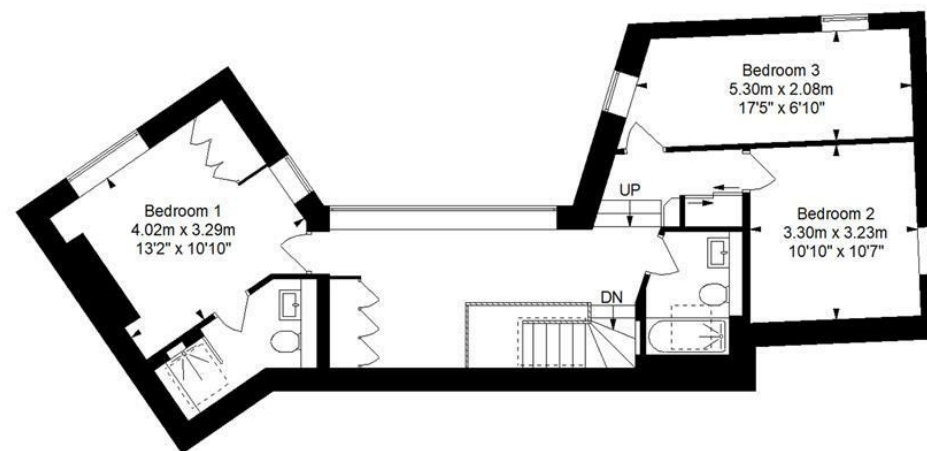


Sommerville Road South, St Andrew's, Bristol, BS7 9BT

Approximate Gross Internal Area = 130.1 sq m/ 1400.4 sq ft



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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