



£785,000

46 Seymour Avenue, Bishopston, Bristol, BS7 9HN

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

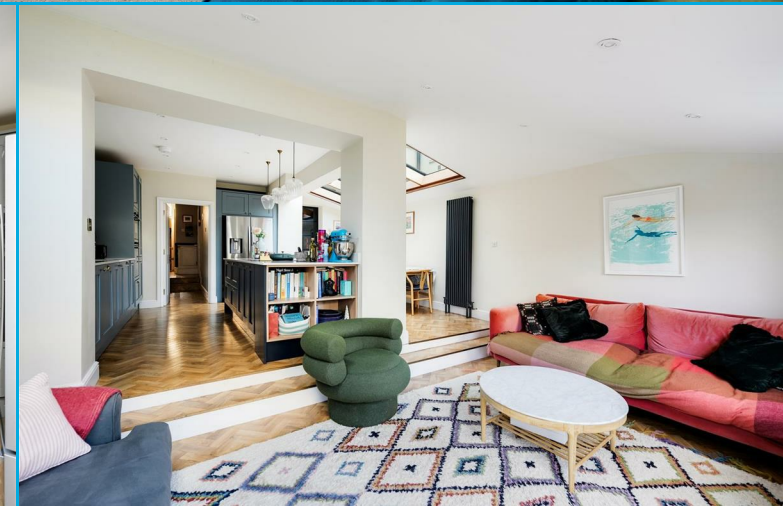
46 Seymour Avenue Bishopston, Bristol, BS7 9HN

Sympathetically extended and spanning across three floors, an immaculately presented Victorian family home, located on one of Bishopston's most popular roads.

This imposing property has been meticulously renovated and extended by its current owner and now offers in excess of 2047 sqft of living space. Key features include an impressive kitchen/diner/family room created by Moon Design, two reception rooms four/five bedrooms, a family bathroom, shower room and a low maintenance rear garden.

The ground floor accommodation comprises a main entrance and vestibule leading into the hallway that provides access to all the ground floor rooms and incorporates storage, a W/C and utility cupboard under the stairs. At the front of the property is the living room basked in natural light. This well-proportioned room features a bay window with double glazing, ceiling cornice, picture rail and a Victorian cast iron fireplace. Adjacent is the sitting room benefitting ceiling cornice, picture rail, bespoke shelving within the alcoves and a crittall sliding door leading to the impressive kitchen/diner.

To the rear, the kitchen/dining/family room, the social hub of the home, perfect for entertaining and sliding doors that seamlessly connects to the rear garden. The kitchen is fitted with a range of wall and base units with Quartz worktops over, benefitting from integral appliances such as a dishwasher, electric double oven and space for a double fridge freezer. The kitchen island divides the room, benefitting from storage, wine cooler, induction hob and further seating. The dining room sits under skylight windows, while to the rear a family room overlooks the mature garden.

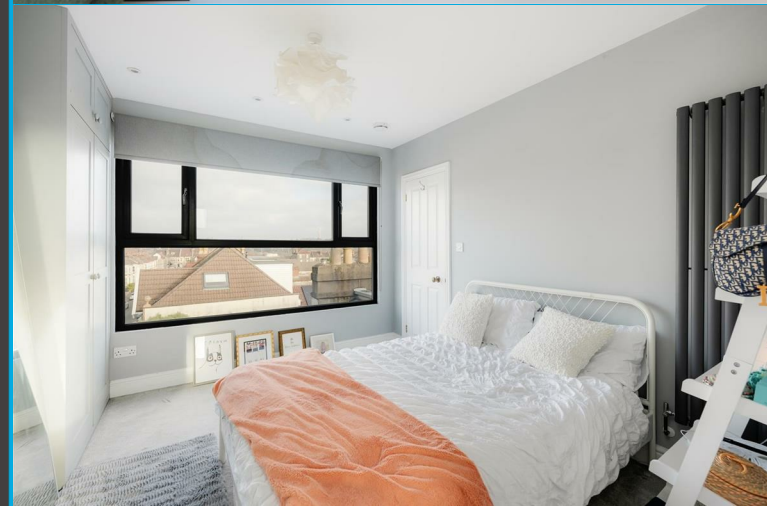


On the first floor are three bedrooms and a family bathroom. To the front, a light and bright double bedroom spanning the full width of the house. The bedroom further built-in wardrobes, picture rail and a bay with double glazed windows that provides a pleasant outlook onto Seymour Avenue and down Theresa Road. The second double sits in the middle of the house benefitting built-in wardrobes and a sash window that looks out over the rear garden. To the rear, there is the updated and modern family bathroom, floor to ceiling tiles, bath with shower over, wash hand basin, traditional heated towel rail and a W/C. Adjacent is bedroom three, which is currently occupied as a study.

A staircase leads up to a recently converted loft space that incorporates bedroom four and five as well as a shower room. Bedroom five is to the rear, benefitting rooftop views across Bishopston and towards Purdown with built-in wardrobes. There are pocket doors that lead into bedroom four benefitting from two skylight windows, and is currently occupied as a dressing room. The modern shower room benefits a walk in double length shower, W/C and a wash hand basin.

Externally, the property bears a classic rubble stone Victorian facade, with a low maintenance garden and low level garden wall. To the rear, beyond the sliding doors, there is paving which leads to laid lawn with seated decking area surrounded by raised flower beds and a pergola.

46 Seymour Avenue is an inspiring and exceptional property that offers many practical features for modern family living. The property is within easy, convenient access to all of the local amenities which include Gloucester Road, The County Cricket Ground, Boston Tea Party, and the property also falls within the catchment area for Bishop Road and Brunel Field Primary Schools.





Seymour Avenue, Bishopston, Bristol, BS7 9HN

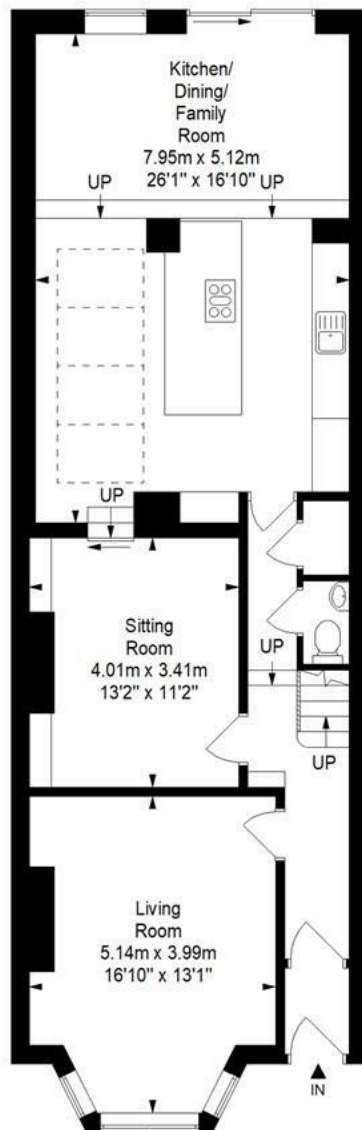
Approximate Gross Internal Area = 179.0 sq m/ 1926.8 sq ft
(Excludes Reduced Headroom Area/ Eaves)

Reduced Headroom Area/ Eaves = 11.2 sq m/ 120.6 sq ft

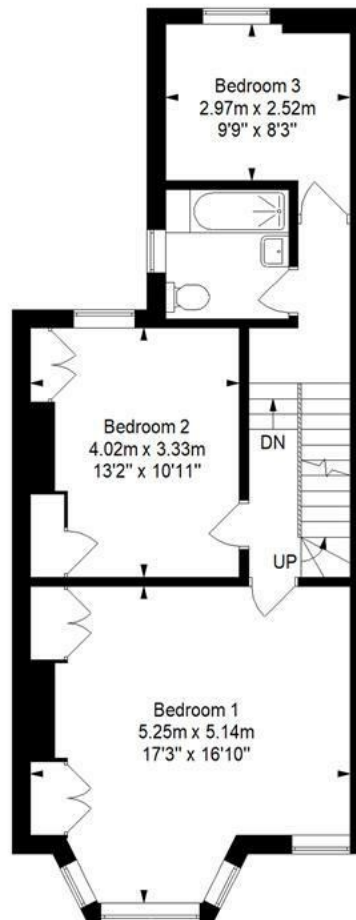
Total Area = 190.2 sq m/ 2047.4 sq ft



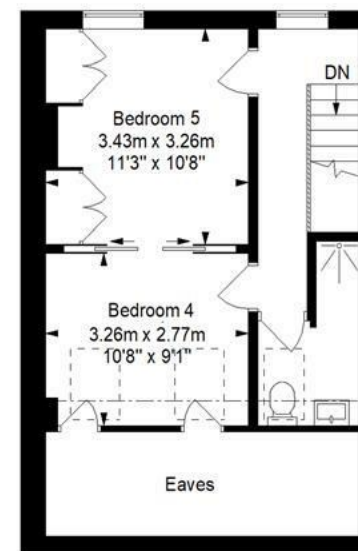
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second 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

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