



£975,000

4 Malmesbury Close, Redland, Bristol, BS6 7TR

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## 4 Malmesbury Close Redland, Bristol, BS6 7TR

Tucked away in a sought-after cul-de-sac location on the Redland/Bishopston border, this charming 1930's semi-detached home features 4 bedrooms, an extension and loft conversion, and a large garden, making this home perfectly suited for family life. The spacious loft room could also be divided into a fifth bedroom if desired.

A brick paved driveway provides off-road parking for three cars, complemented by mature flowerbeds along with handy bin and secure bike storage. A few steps lead up to the arched porch framing the main entrance to the property.

Stepping through the hallway, the main living room is a welcoming space with a bay window that bathes the room in natural light. Period detail such as a fireplace, ceiling rose, picture rail and stripped wooden floors add charm and warmth.

A convenient downstairs w/c is discreetly positioned beneath the staircase, featuring a toilet and washbasin.

At the back of the home is the open plan kitchen and dining room. Double doors open from the dining room directly onto the garden, creating a seamless indoor-outdoor connection. A Morso Squirrel gas burner provides a cosy focal point, with useful built in shelving and storage in the alcoves on either side.

A new kitchen was installed by the current owners with high-spec integrated appliances, shaker style cabinets with wooden worktops, and a vaulted ceiling creating a light and airy space. The home has been extended to include a large utility and storage area equipped with a sink and space for both a washing machine and tumble dryer, as well as direct access to both the front and rear gardens.

The garden itself is a peaceful space overlooking the allotments behind, it features a paved patio area which leads to a spacious lawn, with mature planting along each edge, including apple trees.

The first floor of the home is comprised of three large bedrooms and a family bathroom. Bedrooms two and three feature built in alcove storage and soft carpeted flooring, while the fourth bedroom, though spacious enough for a double bed, is currently utilised as a home office. The bathroom is finished with white subway tiling and includes a wood-panelled bath, a corner shower and a built-in sink cabinet, with integrated lighting in the mirror above and a bespoke floor standing storage cabinet.

A further staircase leads to the loft conversion, an impressive L shaped space ideal for a principal bedroom with a home office area. Velux windows above ensure there is plenty of light in the room along with a dormer window with views across allotments at the rear. Handy cupboards allow easy access to eaves storage along with a large storage cupboard at the top of the stairs. Also on this floor is a tiled ensuite bathroom, complete with a shower.

This home benefits from its quiet cul-de-sac setting, with a strong sense of community, minimal traffic noise and a safe environment.





The property enjoys far-reaching views from most rooms, with stunning vistas stretching over Kelston Knoll, the Bath hills and Bristol city from the front-facing windows, and views across Henleaze and the nearby allotments from the rear.

The property is ideally situated within the prime Redland Green catchment area and within easy reach of highly regarded primary schools, including Bishop Road, St Bonaventure's, Henleaze, and Westbury Park. It offers excellent access to local amenities, green spaces, and convenient transport links. Gloucester Road is a 10 minute stroll while the Downs and Bristol city centre are all within a 30 minute walk, making this an exceptionally well-connected and desirable place to call home.

#### Vendor's comments -

'I have loved living in Malmesbury Close for the past 14 years. It is a spacious, light-filled house, overlooking allotments and the house and garden are both incredibly peaceful. There are so many amenities within close walking distance - the Downs, Gloucester Road and the city centre are all very easily accessible. As it's a cul-de-sac there is minimal traffic noise and my children loved playing out in the street when they were younger. I have great neighbours and it's a very friendly and welcoming street - Malmesbury Close also has the longest running street party in Bristol! The secondary and primary schools are both excellent and it's great to live in a vibrant local community.

The house has a slightly elevated position and most rooms have far-reaching views - throughout the day I can look out of the windows and see Kelston Roundhill and the Bath hills, as well as Bishopston and the city centre to the front, and also enjoy looking out across the allotments and gardens at the back. I love the way that the light floods through the windows of the 1930s glass in the hall and stairwell. When I saw the house, I immediately felt like it was a peaceful and welcoming haven and that has proved to be true. I'll be sad to leave this special home and hope that the next owners will enjoy the house and living here as much as I have.'






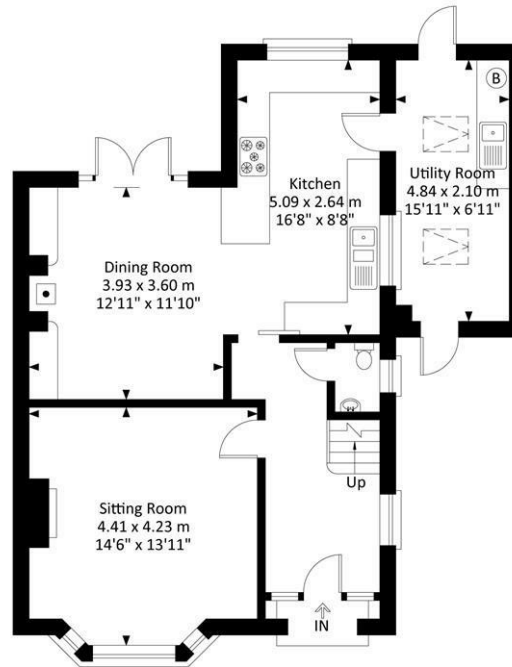


## 4 Malmesbury Close, Bishopston, Bristol, BS6 7TR

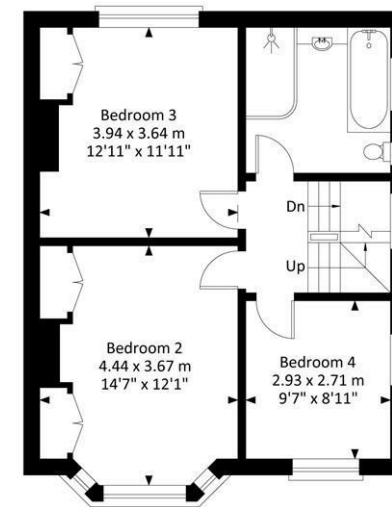
Approximate Gross Internal Area = 155.34 sq m / 1672.06 sq ft  
(Excluding Eaves Storage)



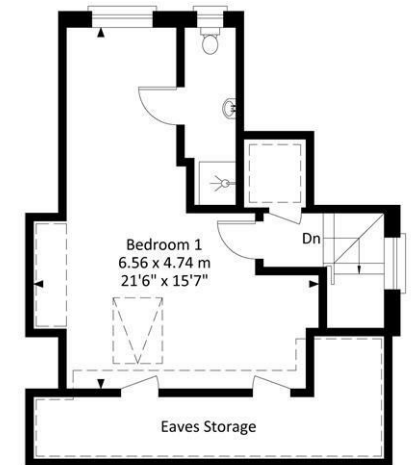
 = Reduced Head Height



Ground Floor

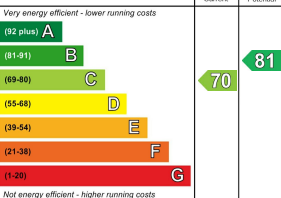
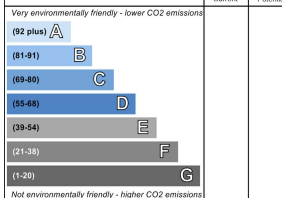


First Floor



Second Floor

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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