



Guide price £700,000

10 Broncksea Road, Filton Park, Bristol, BS7 0SE

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

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Set on a wide residential street in Filton, this detached family home offers an exceptional amount of space both indoors and out. Set back from the road behind a front garden with mature planting, the property benefits from a driveway with off street parking and a garage providing secure storage and direct access to the garden.

A few steps lead up to the front door. The internal porch has original mosaic tiles with lovely stained glass surround and double doors opening to a spacious hallway with hardwood flooring and a characterful fireplace.

To the front of the property, the sitting room features a large curved bay window allowing plenty of natural light in. A log burning stove sits in the fireplace, keeping the room cosy in the winter months.

At the back of the home is a generously sized open plan kitchen/dining room. The sleek kitchen is comprised of modern white cabinets with a black granite worktop with space for integrated appliances, as well as a breakfast bar for morning coffee or casual dining. Opposite this, a bare brick wall frames an area currently utilised as a dining area, with space for a large table and chairs. Continuing through to the extension, is a bright, calm space with skylights above flooding the area with daylight and bi-fold doors opening out to a spacious outdoor decked area overlooking the garden.

Adjacent, a separate utility room which accommodates a washing machine and tumble drier and additional sink. This allows access to a handy downstairs bathroom with corner shower,

Upstairs, the carpeted landing leads to three well-proportioned bedrooms and the family bathroom. The



principal bedroom at the front enjoys the same curved bay window, and offers plenty of space for wardrobes and storage. Bedrooms two and three are also generous doubles. The spacious and modern family bathroom completes this floor, with a bath and separate walk-in shower. There is access to a very spacious loft which provides storage while offering exciting scope and potential for conversion.

The garden is a real highlight of the home. Stretching c180ft from the house it features a large lawn then, as you turn left, you'll find an even bigger secluded area with flowerbeds, mature orchard, pond and woodland corner - it feels a million miles from the city. Also, nestled in the trees is a lovely garden room with a large picture window framing serene views of the orchard and beyond. This room could be used as a home office, studio, or simply as a tranquil retreat.

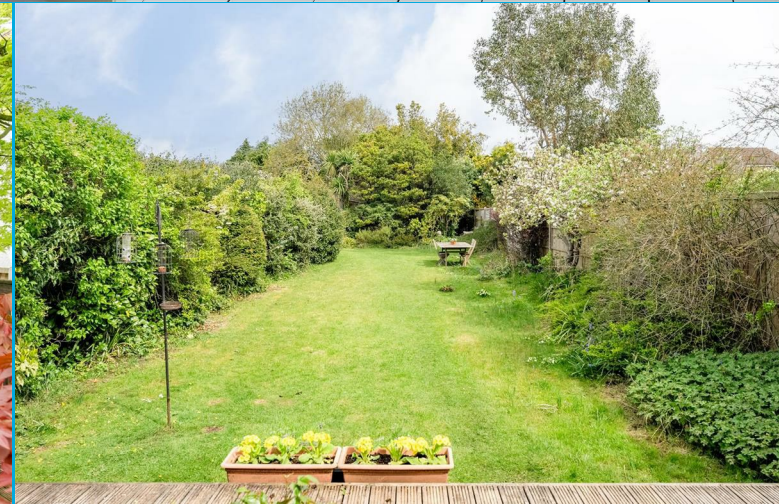
This beautiful home is just a short distance from the independent shops, cafes and bars of Gloucester Road, and is in close proximity to local schools as well as transport links to the city centre.

Vendor's comments - 'The garden has brought us so much pleasure! It is filled with wildlife and birdsong. When sitting in the garden studio looking out onto the orchard it is easy to imagine being in the countryside.

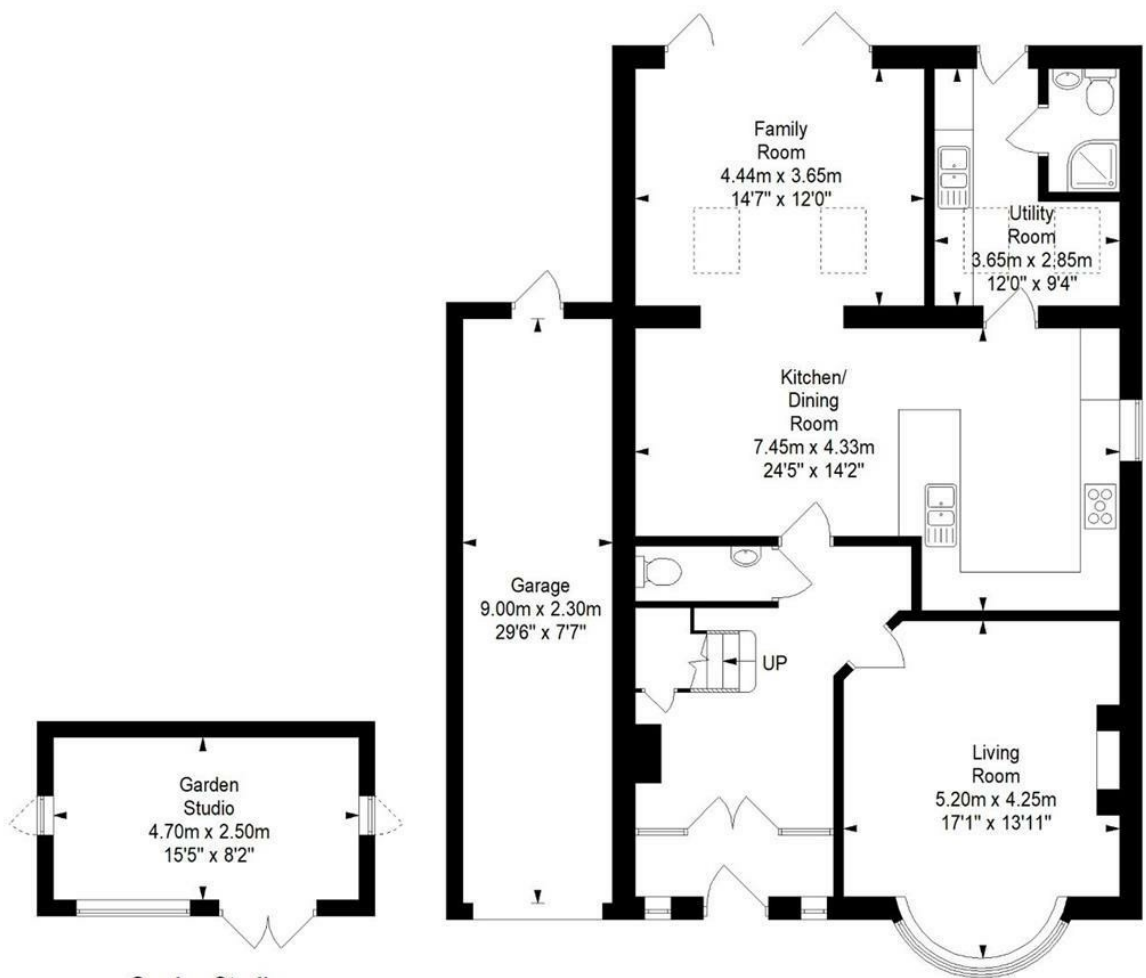
The big apple trees are great for cider making. There are some eating apples too. Also pear (usually better for cooking) and plum trees. Sitting by a firewok in the evening is very peaceful. Our grandkids have loved the garden too - great for adventures and camping out for the night.

Each season has its own beauty. We will be genuinely sad to leave such a magical space.

And the house? The beautiful stained glass and rather grand entrance hall always bring pleasure on arrival. The spacious family kitchen is great for social gatherings and has more lovely views through the bifold doors. When it's cold then you can cosy up by the big woodburner in the front room. Lastly the large bathroom offers a calm and relaxing space.'

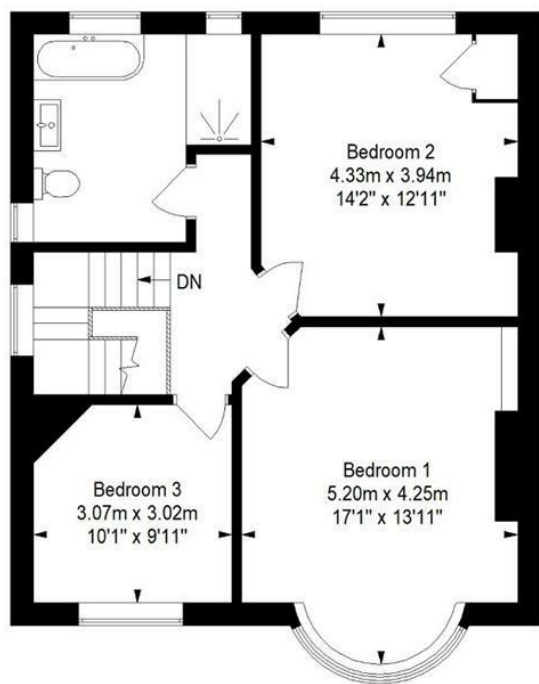






Ground Floor

Broncksea Road, Bristol, BS7 0SE
 Approximate Gross Internal Area = 164.4 sq m/ 1769.6 sq ft
 (Excludes Garage/ Garden Studio)
 Garage = 20.7 sq m/ 222.8 sq ft
 Garden Studio = 11.8 sq m/ 127.0 sq ft
 Total Area = 196.9 sq m/ 2119.4 sq ft



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

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