



£735,000

4 Denmark Place, Bishopston, Bristol, BS7 8NW

2 The Promenade, Bristol, BS7 8AL

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4 Denmark Place Bishopston, Bristol, BS7 8NW

A stylish and individual semi-detached Victorian home with off-street parking in a prime location close to St Andrew's Park.

This well-proportioned home has been tastefully modernised throughout by its current owners and offers three double bedrooms, an open plan kitchen/dining room, a spacious living room complete with bay window, a separate utility room, a smartly finished family bathroom and side access.

The property is perfectly placed within a quiet secluded cul-de-sac just off Gloucester Road, just a stone's throw from the bars, cafe and amenities, and within just a short walk of St Andrews Park. The property also falls within catchment to the highly regarded Bishop Road and Sefton Park Primary schools.

Ground floor accommodation comprises an entrance door leading into a spacious central hallway with exposed original floorboards and a cupboard underneath the staircase. The sitting room is at the front of the property, complete with a bay window, double-glazed sash windows with stained lights over, an ornate cornice and a working cast-iron fireplace with tiled inserts.

Across the hall to the rear of the property is a second reception/dining room largely open to the kitchen. The room feels warm and cosy, featuring a period fireplace and exposed original floorboards. It is open to a garden room with a skylight window and double doors leading directly to the rear garden. The kitchen has a range of base units with tiled splash-backs, an integrated gas hob and electric oven and an opening to a separate utility room, and w.c.

A staircase leads to three double bedrooms and a



family bathroom on the first floor. The impressive principal bedroom is at the front and spans the entire width of the house. It has double-glazed bay windows overlooking Denmark Place and a decorative period fireplace. Bedrooms two and three are located across the landing and benefit from a view of the rear garden. Bedroom two is a well-proportioned double, whilst bedroom three has access to a large walk-in cupboard.

The family bathroom with a panelled bathtub and a separate shower cubicle completes the first-floor accommodation.

The attic is boarded and insulated, with a drop-down ladder accessed from the master bedroom.

Externally, the front of the property features a rendered facade with Bath stone accents and a wooden decorative fascia. Two off-street parking spaces are an added bonus, and side access leads to a pleasant rear garden. The elevated garden catches a good amount of light, is mainly paved, and is enclosed by contemporary horizontal fencing and brick walling. The garden feels peaceful and secluded, which is surprising considering its proximity to Gloucester Road.

This Victorian Villa is a lovely example of this style of property. It offers the perfect blend of period character and practical modern living. The location enables the owner to access all the amenities the area offers while enjoying a peaceful, quiet position where properties are rarely available.

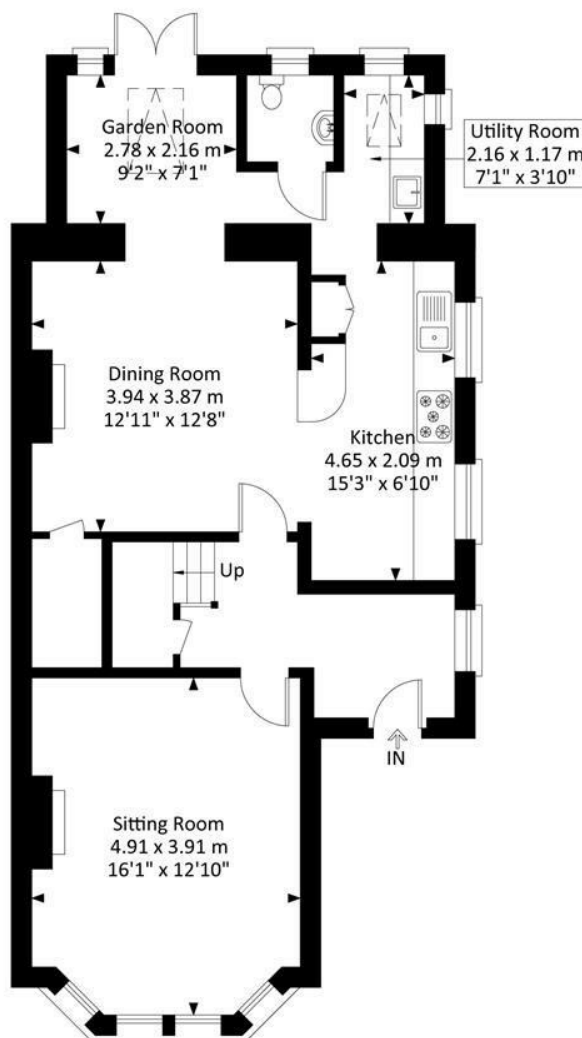
The property also has solar panels, which are owned and provide a small income each year.



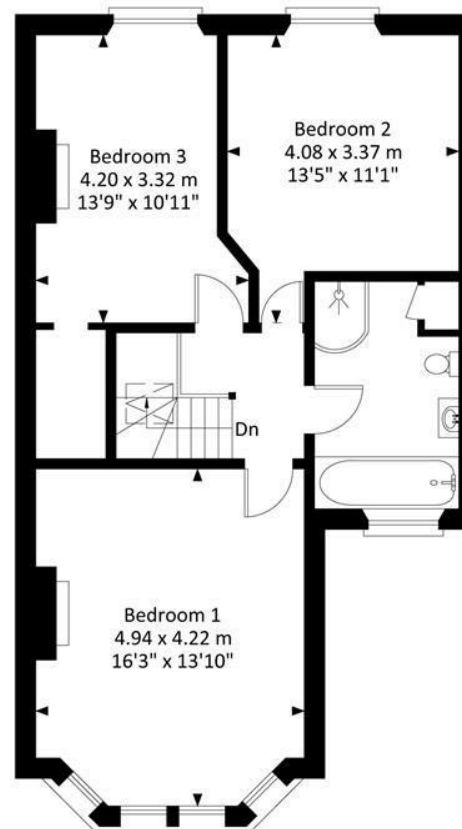


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Approximate Gross Internal Area = 130.79 sq m / 1407.81 sq ft



Ground Floor



First Floor

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



elephant 

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