



£975,000

32 Codrington Road, Bishopston, Bristol, BS7 8ET

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32 Codrington Road Bishopston, Bristol, BS7 8ET

A spacious and light Edwardian family home located on a tree lined road within the heart of Bishopston.

This imposing property has been recently extended by its current owners and now offers in excess of 1860 sq ft of living space. Key features include four double bedrooms, an impressive and well designed kitchen and loft extension, living room with bay window, two bathrooms, a downstairs w/c, utility room and a 45ft mature rear garden.

The ground floor accommodation comprises; main entrance and vestibule with original stained glass internal door leading into a spacious hallway that provides access to all the ground floor rooms and also incorporates a downstairs w/c underneath the staircase. At the front of the property is the living room and lead reception complete with large bay window, cornice, picture rail, a stripped wooden floor and a cast-iron wood-burning stove with floating Oak mantle. Along the hall glass panelled doors open up onto the rear of the ground floor and into a recently extended open plan kitchen/living space that has been created to offer the perfect room for families and socialising with a seamless connection to the garden via bi-folding doors. The kitchen has been fitted with a range of contemporary midnight blue handleless wall and base units with contrasting rolled edge granite work surfaces, metro style tiled splash-backs and a tiled floor complete with Waterford underfloor heating. An array of integrated appliances, swan neck boiling water tap, recessed down-lights and bespoke oak cabinets compliment the overall look. Beyond the kitchen is a generous open plan space that offers ample opportunity for a larger dining table and chairs and a further informal seating area that looks out onto the rear garden. A separate utility room is located off of the hallway and offers plenty of useful extra storage, a stainless steel sink and space for utilities.



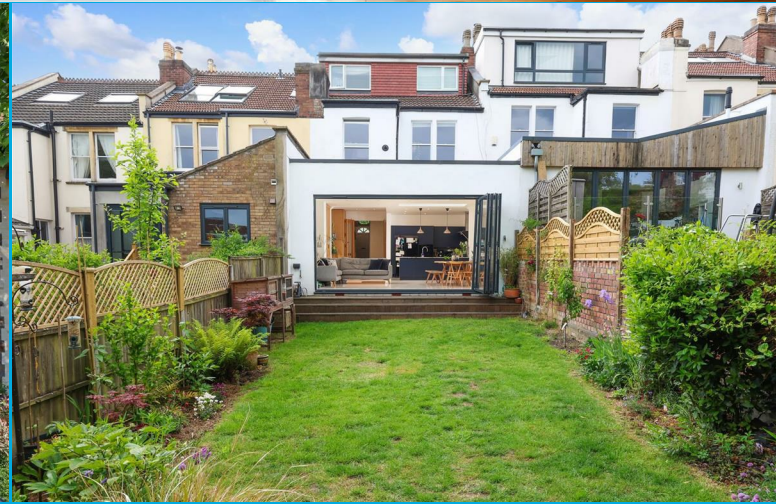
On the first floor are three bedrooms and a family bathroom. Bedroom one sits at the front of the house and features a stripped wooden floor and a bay window with their original sashes that offer a green and leafy outlook across Codrington Road. Bedroom two is also a well-proportioned double and looks out over the rear garden, whilst bedroom three shares the same aspect and is currently used as a child's bedroom. Finally, a family bathroom features a modern white suite with stainless steel fittings, a column style radiator and a striking herringbone tiled floor.

A staircase leads up to a converted loft space that incorporates a master bedroom with separate shower room. The room has been tastefully finished and benefits from wonderful panoramic views across Bishopston and beyond. This room further benefits from ample extra storage within the eaves. The separate shower room features a large walk-in shower, floor to ceiling tiled splash-backs, a pedestal basin, heated towel rail and a tiled floor.

Externally, the property possesses an elegant rubble stone facade with Bathstone accents, whilst the mature rear garden is presented in two sections consisting of a large laid lawn bordered on both sides by a mature plants and shrubs. The lawn leads down to a shale area at the end of the garden which is the perfect secluded seating area beneath some well established trees.

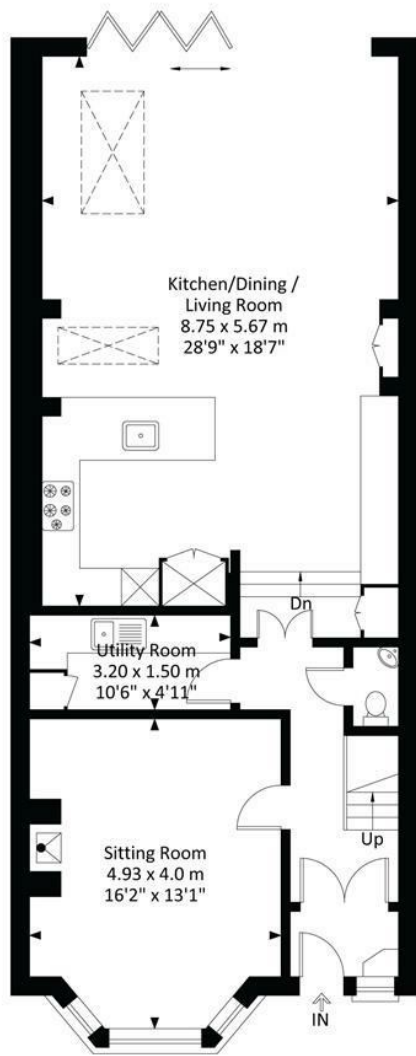
32 Codrington Road is an inspiring and exceptional property that offers many practical features for modern family living. Situated on a quiet residential crescent with a real sense of community, the property is also within easy, convenient access to all of the local amenities which include Gloucester Road, St Andrews Park and the city centre. The property is well located within the catchment for the highly regarded Bishop Road and Redland Green Schools.



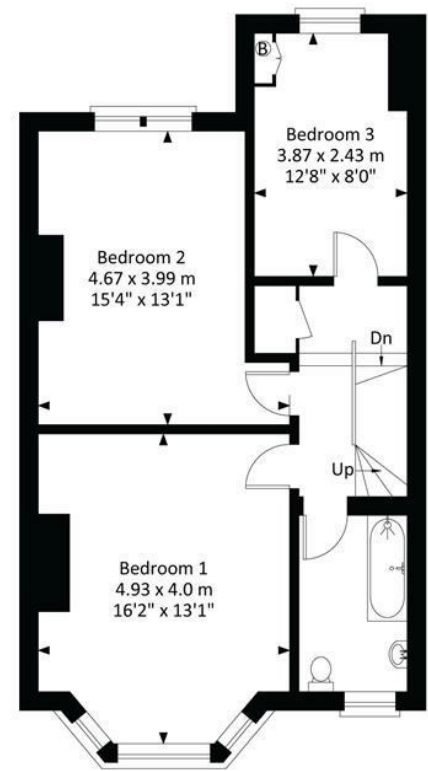


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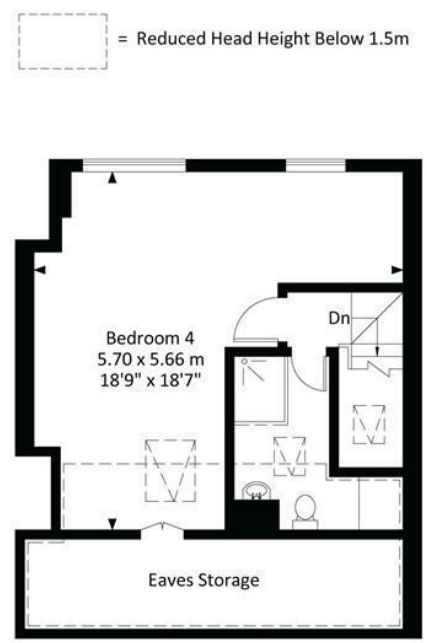
Approximate Gross Internal Area = 173.27 sq m / 1865.15 sq ft
(Excluding Eaves Storage)



Ground Floor



First Floor



Second Floor

 = Reduced Head Height Below 1.5m

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

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		



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