



Guide price £850,000

46 Codrington Road, Bishopston, Bristol, BS7 8ET

2 The Promenade, Bristol, BS7 8AL

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## 46 Codrington Road Bishopston, Bristol, BS7 8ET

Motivated seller!! A spacious and light five bedroom Edwardian family home situated on a highly desirable tree lined road within the heart of Bishopston. This substantial property offers two reception rooms, a stylish open plan kitchen/diner, large master bedroom with en-suite shower room and a beautifully maintained 50ft mature rear garden. The property further benefits from falling within the Redland Green APR.

Accommodation comprises main vestibule entrance with original double front doors and stained glass internal door leading into a generous hallway complete with tiled floor and storage area tucked neatly under the stairs. At the front of the property is a well-proportioned living room featuring a large bay window with original timber-framed sashes, ceiling cornice and a cast-iron fireplace with slate hearth.

The rear of the house has been opened up and extended creating an impressive kitchen/living space and provides a seamless connection to the rear garden via a set of bi-folding doors. The kitchen is fitted with a range of sleek matte white wall and base units with a contrasting solid wood worktop, stainless steel fittings and metro style tiled splashback. A breakfast bar, integrated oven/hob/cooker and a tiled floor complete the overall look.

A staircase leads up to the first floor to four bedrooms and a family bathroom. Bedroom two complete with bay window is located at the front of the floor and benefits from a green and leafy outlook on to Codrington Road. Adjacent, bedroom five shares the same outlook and is currently being used as a child's bedroom. Bedroom three sits in the middle of the floor and is an equally well-proportioned double, whilst bedroom four is at the rear of the floor and overlooks the rear garden. Finally, completing this floor is a



smartly finished family bathroom with modern white suite, a separate walk-in shower, a heated towel rail and a tiled floor.

At the top of the house is an impressive master bedroom with panoramic, roof-top views across Bishopston and beyond. The bedroom has been tastefully decorated and features a recently renovated en-suite shower room finished with a striking colour scheme, a white suite and large walk-in shower complimented with metro tiled splash backs and stainless steel fittings.

Externally, the front of the property bares the classic rubble stone facade with Bath-stone accents and a period paved pathway, whilst the mature rear garden is a real gem. Presented in three sections consisting of a large paved patio/seating area leading on to a 40ft laid lawn with planted borders on both sides containing a wide variety of mature trees, plants and shrubs. At the end of the garden is another seating area, perfect for catching the last of the evening sun. There is also the added benefit of a timber shed offer plenty of useful storage.

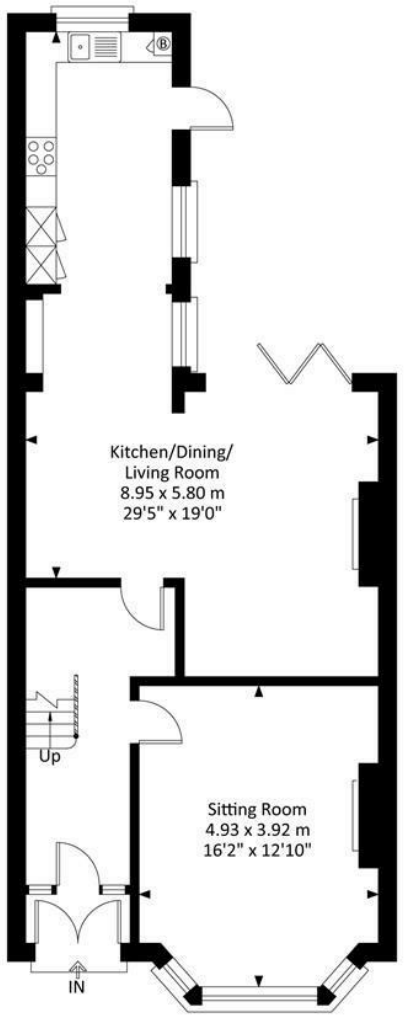
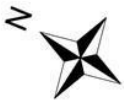
46 Codrington Road is an exceptional family home located on a quiet residential road with a great sense of community. The property has a lot of additional potential and enjoys a fortunate position with pleasant and open aspects to the front and rear. The property is also conveniently located with access to popular Primary and Secondary Schools as well as being just a stone's throw away from the amenities on Gloucester Road.



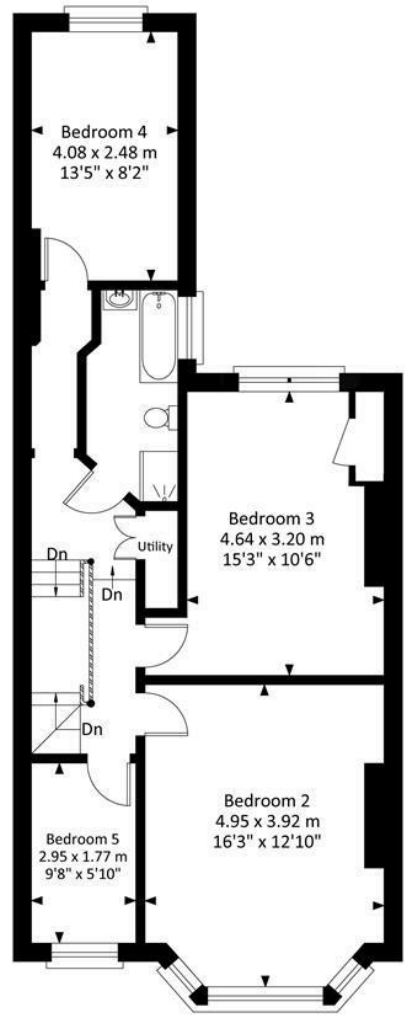


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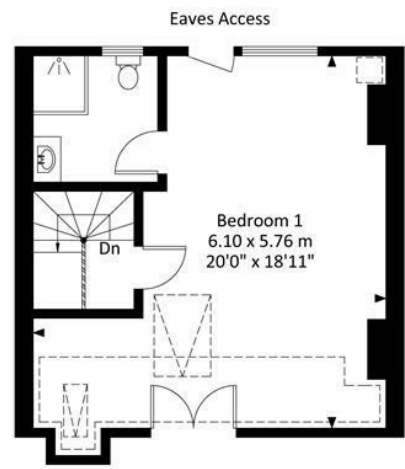
Approximate Gross Internal Area = 172.08 sq m / 1852.25 sq ft



Ground Floor



First Floor



Second Floor

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

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



**elephant** 

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