



£575,000

483 Gloucester Road, Horfield, Bristol, BS7 8UA

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Sympathetically extended and finished to a high standard throughout, a Victorian family home located within Horfield. The property briefly benefits from an extended ground floor space, creating a light and bright kitchen/breakfast room, a dining room, living room, with two double bedrooms, a study, four piece family bathroom, a landscaped garden and an outbuilding currently utilised as a gym.

Ground floor accommodation comprises a vestibule that leads into an entrance hall with stripped wood floors, stairs that lead to the first floor with a W/C and space for a washing machine tucked beneath. At the front of the property, is the living room benefitting from a bay with double glazed windows and shutters, stripped wood floors, panelled walls and ceiling cornice. Adjacent, the second reception room has been opened into the kitchen, creating a large open plan kitchen/dining space/family space. Adjacent, the dining room, which benefits stripped wood floors with tiled hearth. The dining room opens to an impressive kitchen/breakfast room flooded with natural light from a skylight window. The kitchen has been tastefully finished with navy wall and base units with quartz worktops, fitted with a range of integrated appliances. Sitting centrally, there is a kitchen island creating the social hub of the home, perfect for entertaining, benefitting a Belfast sink, dishwasher and plenty of seating space. (French doors seamlessly connects to the rear garden while bi-fold windows provide a pleasant view, with a seat and storage beneath.

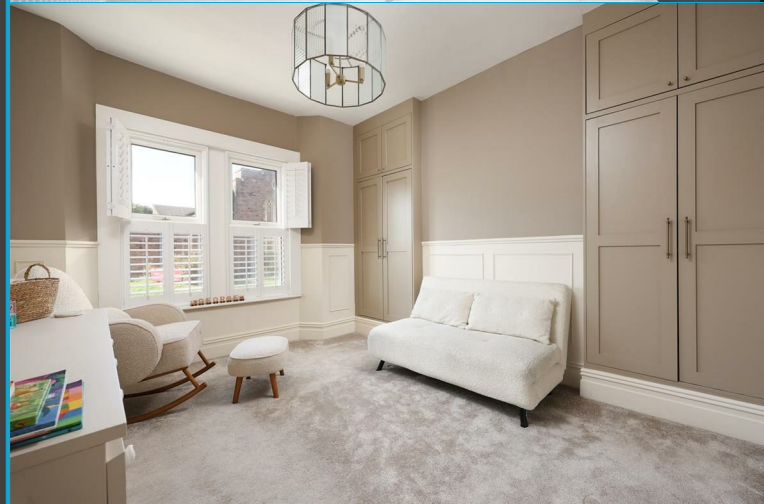
Stairs lead to the first floor, which briefly comprises of three bedrooms and a four-piece family bathroom. To front, is a double bedrooms, which has double-glazed windows and shutters, wall panels and built-in wardrobes. Adjacent is bedroom three, which is currently occupied as a study, benefitting double



glazed windows and shutters. Sitting centrally, is the principal bedroom, tastefully decorated throughout with a double-glazed sash window overlooking the rear garden. To the rear, is the impressive four-piece family bathroom, benefitting a walk-in shower, wall-mounted wash hand basin, W/C, a separate bath and underfloor heating.

Externally, to the front the property possesses the classic Victorian facade with a low maintenance front garden. The rear garden has been landscaped by the current owners, benefitting sandstone tiles throughout. Gloucester Road benefits an outbuilding, which is currently occupied as a gym, but could have further use as a storage area or a studio. There a back gate that provides access out onto Strathmore Road.

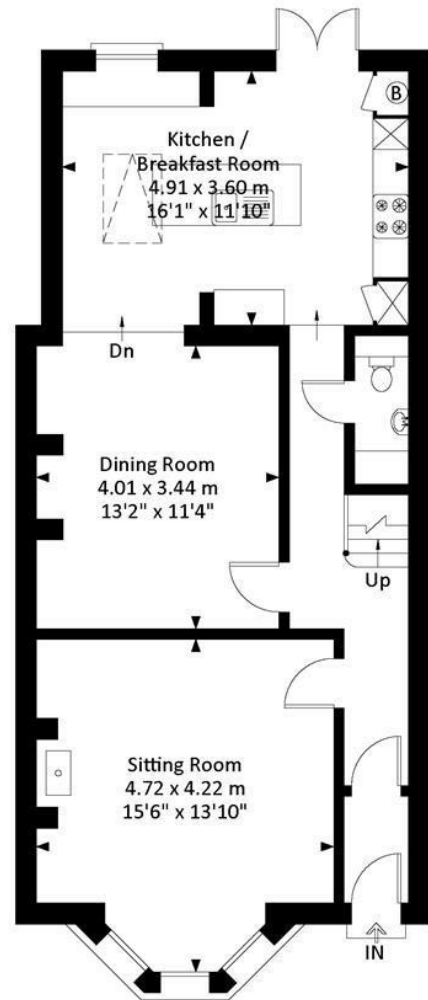
483 Gloucester Road is an exceptional family home which has been meticulously renovated throughout. The property is conveniently located within a short walk of the Gloucester Road and Horfield Common.



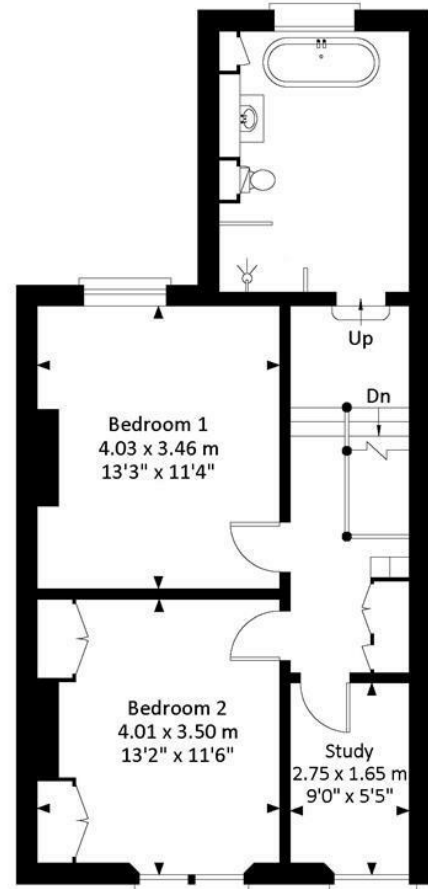


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Approximate Gross Internal Area = 115.34 sq m / 1241.50 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurement are 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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