

£675,000

11 Dowry Road, Hotwells, Bristol, BS8 4PR

37 Princess Victoria Street, Clifton, Bristol, BS8 4BX

Tel: 0117 370 0557

Email: clifton@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

11 Dowry Road Hotwells, Bristol, BS8 4PR

A beautifully maintained bay-fronted period home, offering elegant character, generous proportions and excellent access to both Clifton Village and the City Centre.

This impressive end of terrace home is entered via a set of stone steps, with stained glass surrounding the front door offering a pretty detail. Inside, the hallway with stripped wooden floorboards and cast iron radiator leads through the heart of the home, with useful under stairs storage neatly concealed.

At the front of the house, the main reception room is a light-filled and inviting space. A large bay sash window draws in plenty of natural light, while a period fireplace provides a handsome focal point. Ornate cornicing and a decorative ceiling rose add further period charm, and the alcoves offer opportunities for storage.

To the rear of the ground floor, the full-width open plan kitchen and dining room is a warm and sociable space. The kitchen is fitted with classic cream shaker-style units and wooden worktops, housing integrated appliances and offering ample storage. There is plenty of room for a dining table, and a second fireplace adds character to the space. French doors open out to the garden beyond.

The rear garden has been landscaped to create a low-maintenance yet private retreat. Terraced with built-in storage and mature flower beds, the garden features a raised patio area, perfect for outdoor dining. A rear gate offers convenient access to a lane running alongside the house.

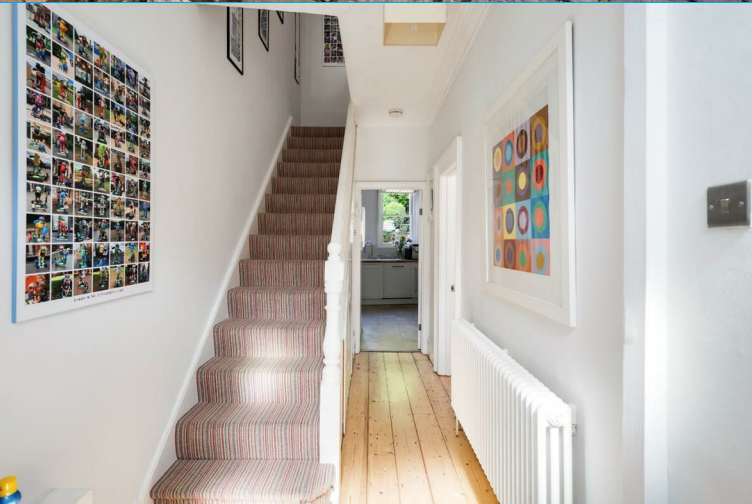
Upstairs on the first floor are three bedrooms, all continuing the stripped floorboards seen throughout the home. The principal first floor bedroom spans the



front of the house, with a bay sash window and built-in wardrobes. The second bedroom on this floor, also a double, has a sash window and storage. The final first floor bedroom is currently arranged as a home office but offers flexibility to serve as a nursery or guest room. The family bathroom features a freestanding bathtub, a separate corner shower.

A final staircase leads up to the converted loft, now a serene principal bedroom suite. Velux windows flood the room with light and offer far-reaching views, while a built-in cupboard and eaves storage keep things practical. A convenient en suite W/C completes the space.

This thoughtfully maintained home sits in a sought after residential area not far from the green spaces and independent shops of Clifton Village while also being in easy reach of the City Centre, perfectly placed for enjoying all that the city has to offer.





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Approximate Gross Internal Area = 115.0 sq m/ 1237.9 sq ft

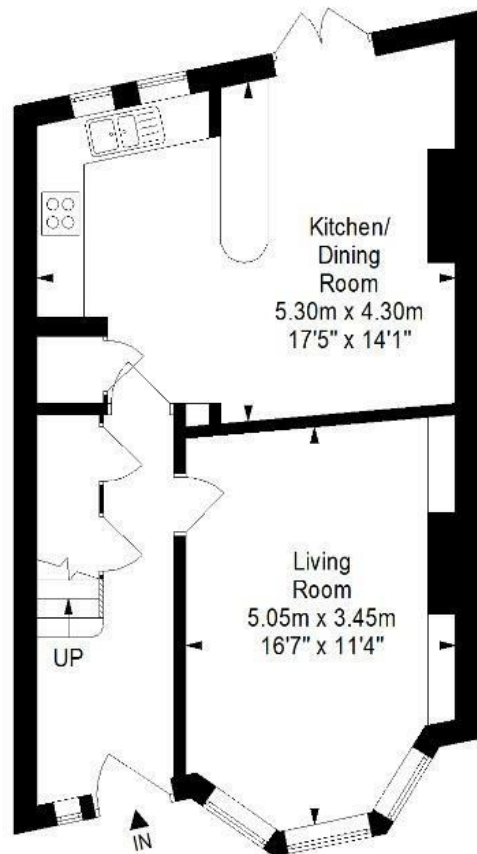
(Excludes Reduced Headroom Area)

Reduced Headroom Area = 7.1 sq m/ 76.4 sq ft

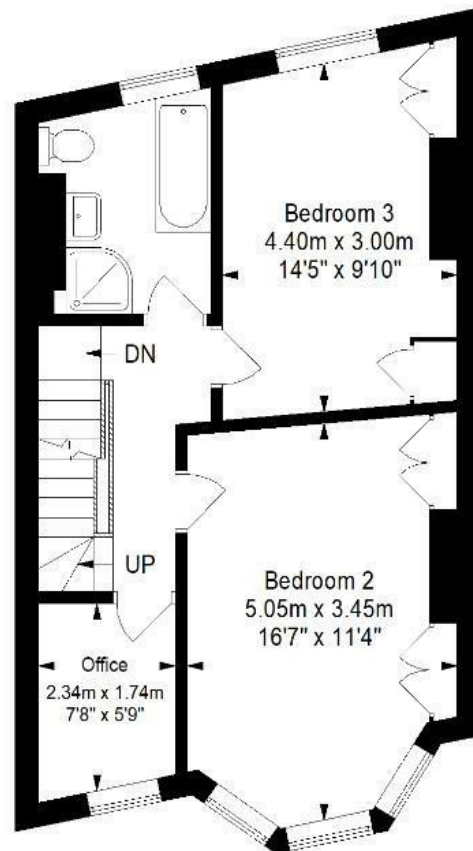
Total Area = 122.1 sq m/ 1314.3 sq ft



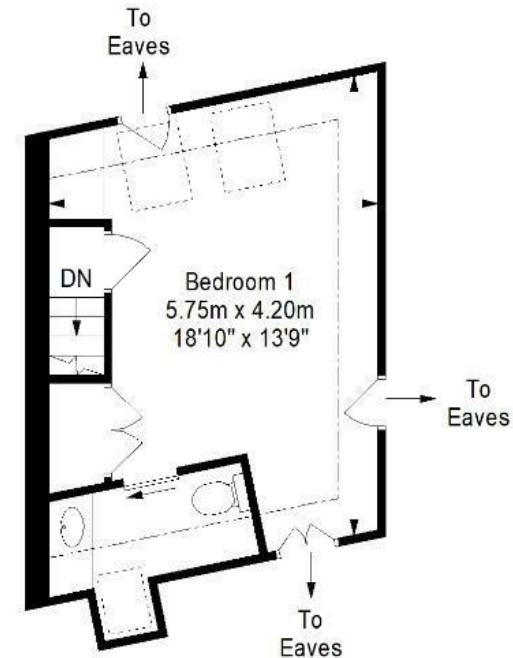
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second 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