



Stoke Bishop

Guide Price £965,000

leese & nagle 

4 Ormerod Road, Bristol, BS9 1BB

- Superb Semi-Detached Family Home
- 4 Bedrooms
- Great Square Footage
- Prime Road in Stoke Bishop
- Elmlea and Bristol Free School Catchment
- No Onward Chain

A wonderful 4 bedroom semi-detached family home on an extremely sought after road in Stoke Bishop. The property offers great square footage, character and charm and offers even further potential. With a great community spirit and excellent schooling, this property is sure to be popular with the family market.

The property is accessed to the front into a useful vestibule with original front door and beautiful lead piped original windows and a tiled floor. Into the welcoming entrance hall with hard wearing original wooden flooring, plate rail, coving, access to the reception rooms, the kitchen, stairwell to the first floor as well as downstairs WC. The lounge is to the front with bay window, fireplace with surround, lovely high ceilings and is a highly enjoyable room with wooden folding doors to the rear reception room. This room is well-proportioned with coving, picture rail, fireplace with surround and original wooden flooring and sliding patio door to conservatory. The conservatory has French doors onto the decking, other parties in the road have extended into this space to make a large open plan kitchen/living/dining area. Finally, the kitchen/breakfast room is to the rear with windows to side and rear, door to garden, a range of wall and base units, worktop, sink drainer, built in gas hob with stainless steel cookerhood, electric oven and wall mounted gas boiler.





To the first floor, the landing provides access to the bedrooms and bathroom as well as access to the loft and beautiful stained glass original window to side. The bedrooms are balanced with lovely views and one of the bedrooms benefits a shower en-suite. The family bathroom has obscured window to side, bath, shower cubicle, wash hand basin with vanity unit, heated towel rail and is fully tiled. Finally, there is a separate WC.

We are aware that other parties in the road have converted the loft to create further square footage (subject to the usual permissions).

Outside, to the front, there is a low-level brick wall and a driveway that goes down the side of the property as well as an area laid to stone chippings.

The garage provides excellent storage, with up and over door and has a pitched roof. To the rear, is a beautiful garden. From the house there is a raised decked area that enjoys the afternoon/evening sun with its north-westerly orientation. Down several steps and you reach the main garden. Initially, there is a patio and then the lawned garden that is enclosed. A couple of Magnolia trees toward the end of the garden give some springtime colour.

A superb family home with so much to offer and additional scope. Offered with no onward chain.



Energy Performance Certificate
Rating D



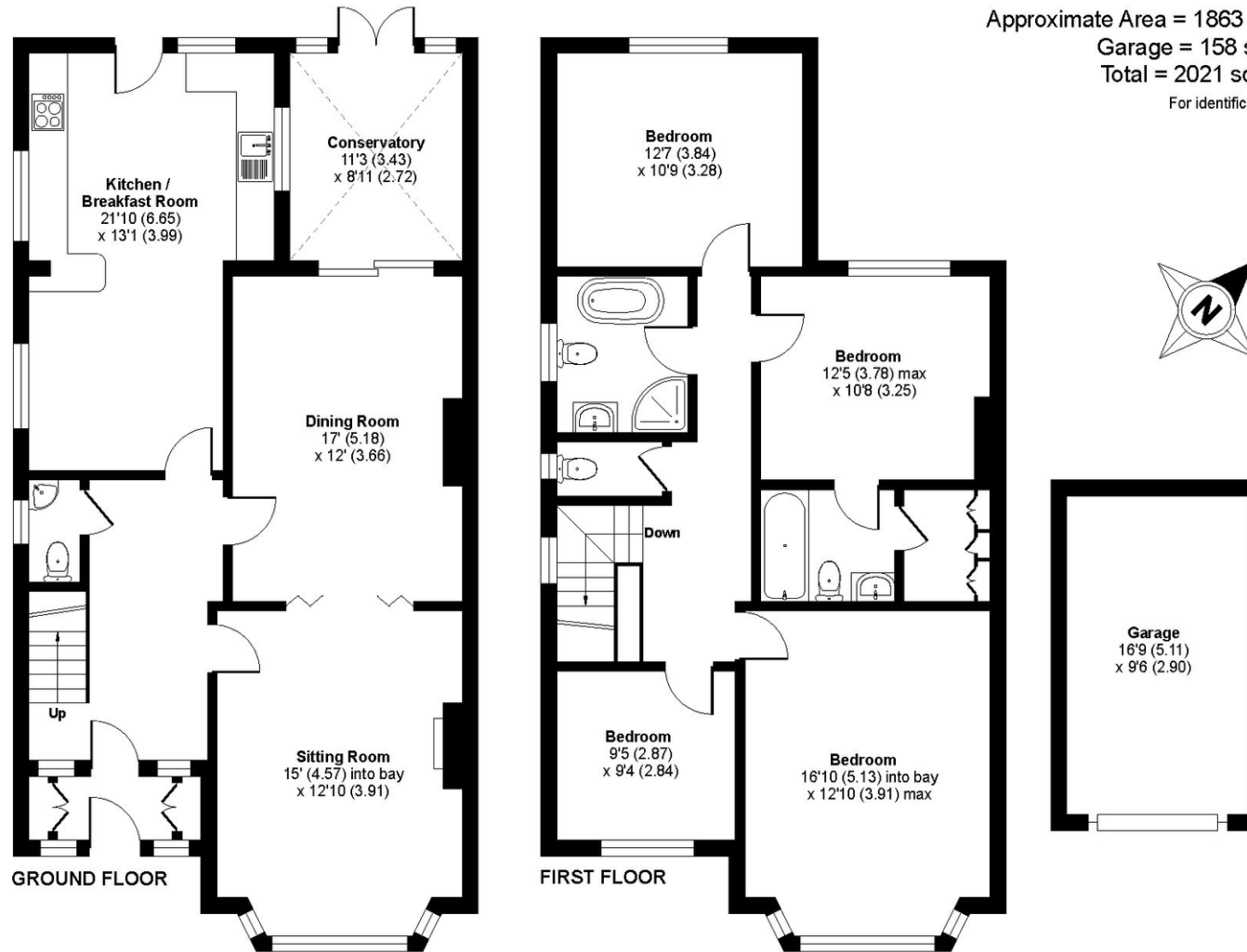
Ormerod Road, Bristol, BS9

Approximate Area = 1863 sq ft / 173 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 2021 sq ft / 187.6 sq m

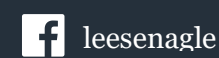
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Leese & Nagle. REF: 1097103



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