



Redland

Guide Price £895,000

leese & nagle 

# 231 Cranbrook Road, Redland, Bristol BS6 7QY

- 4 Bedrooms
- 1930s
- Semi Detached
- Open Plan Kitchen/Diner
- Redland Green School Catchment
- Off Street Parking and Garage

A fantastic 4 bedroom, 1930s semi detached family home situated within the Redland Green School catchment. The property offers great living space, a light and open plan kitchen/dining area to the rear that has been beautifully extended, 4 well-proportioned bedrooms, one with en-suite and a family bathroom, lifestyle south westerly facing rear garden, off street parking and garage.

The property is accessed to the front into the entrance porch and then into the inner hall. The hallway with beautiful original features offers access to the lounge, the kitchen/diner, downstairs WC and stairwell to the first floor. The lounge is to the front with bay window, open fireplace with surround, coving and picture rail and hard-wearing flooring. The rear of the property has been opened up and extended to create the hub of the house. Large bifold doors and skylights ensure that this area connects with the garden and is light and airy. The kitchen has wall and base units, worktop with a tiled splashback, sink, electric hob with stainless steel cookerhood, electric ovens, integrated dishwasher and washing machine, space for American style fridge/freezer and large feature concrete island perfect for day-to-day living. The cupboard to the side houses the gas wall mounted boiler. The remainder of the space allows comfortably for a dining area and living space with a tiled flooring, underfloor heating and built in storage into the alcoves.





Upstairs, to the first floor the landing provides access to the 3 bedrooms and the family bathroom, again with some lovely features such as the stripped wooden doors and attractive fittings. The front bedroom has bay window, built in wardrobes, picture rail and is carpeted. The rear bedroom is a good double bedroom with a view over the garden, picture rail and laminate flooring. The final bedroom is to the rear and acts as a good single room or a great study with built in storage. The family bathroom has obscured window to front, separate shower cubicle, roll top bath, low level WC, wash hand basin and is fully tiled.

To the second floor the landing gives passage to the final bedroom. This is a lovely light and airy room with skylight and window to the rear and a hard-wearing flooring throughout. There is a shower en-suite with skylight, shower cubicle, low level WC and wash hand basin with vanity unit.

Outside, to the front there is off street parking for several cars and low-level fence to front.

At the rear of the house there is a lovely al fresco dining area with composite decking and secure side access. Up several steps and you reach the next tier that is laid mainly to lawn and enjoys a south westerly aspect. There is a final top tier that is low maintenance and laid to stone chippings and gate to the rear lane. The garage has door to the side and up and over door with power and lighting and provides excellent storage.

A fantastic family home with access to great amenities and excellent schooling. Viewing highly recommended



Energy Performance Certificate  
Rating D



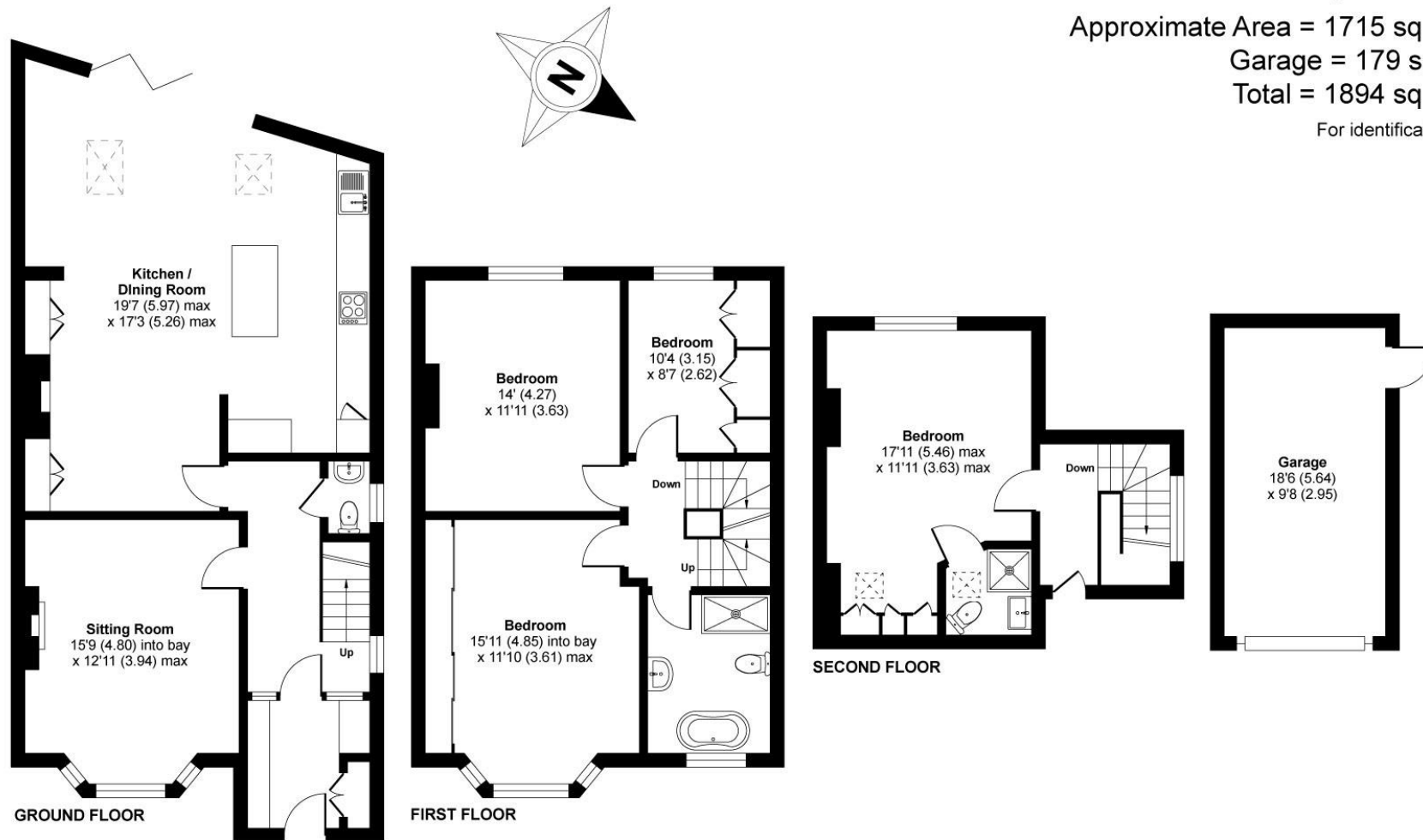
# Cranbrook Road, Bristol, BS6

Approximate Area = 1715 sq ft / 159.3 sq m

Garage = 179 sq ft / 16.6 sq m

Total = 1894 sq ft / 175.9 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). © nichecom 2024. Produced for Leese & Nagle. REF: 1133431



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