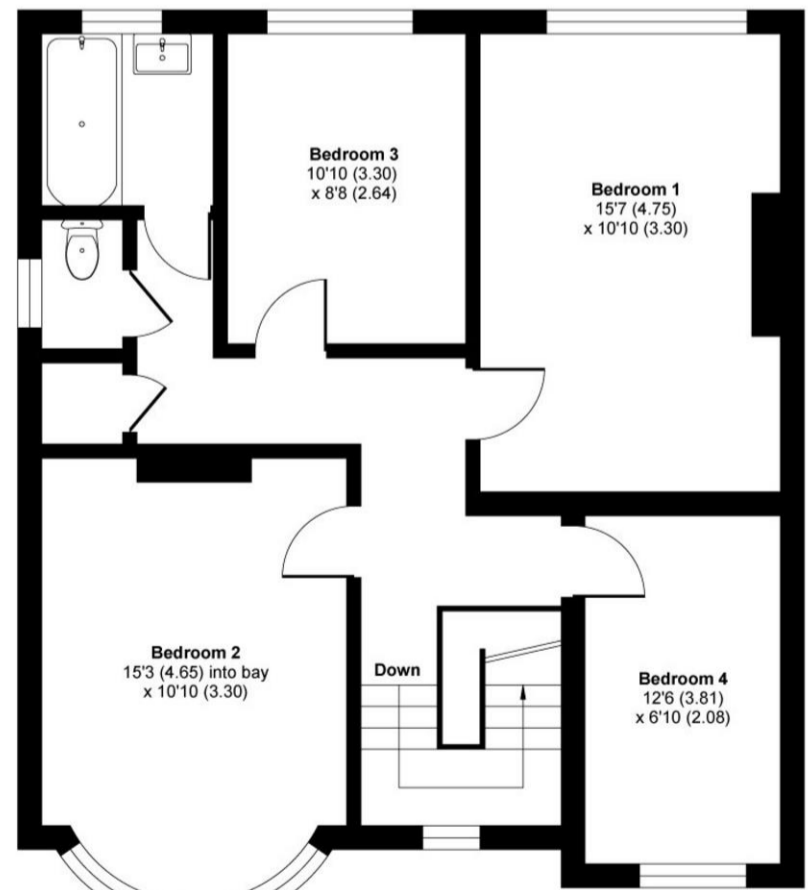
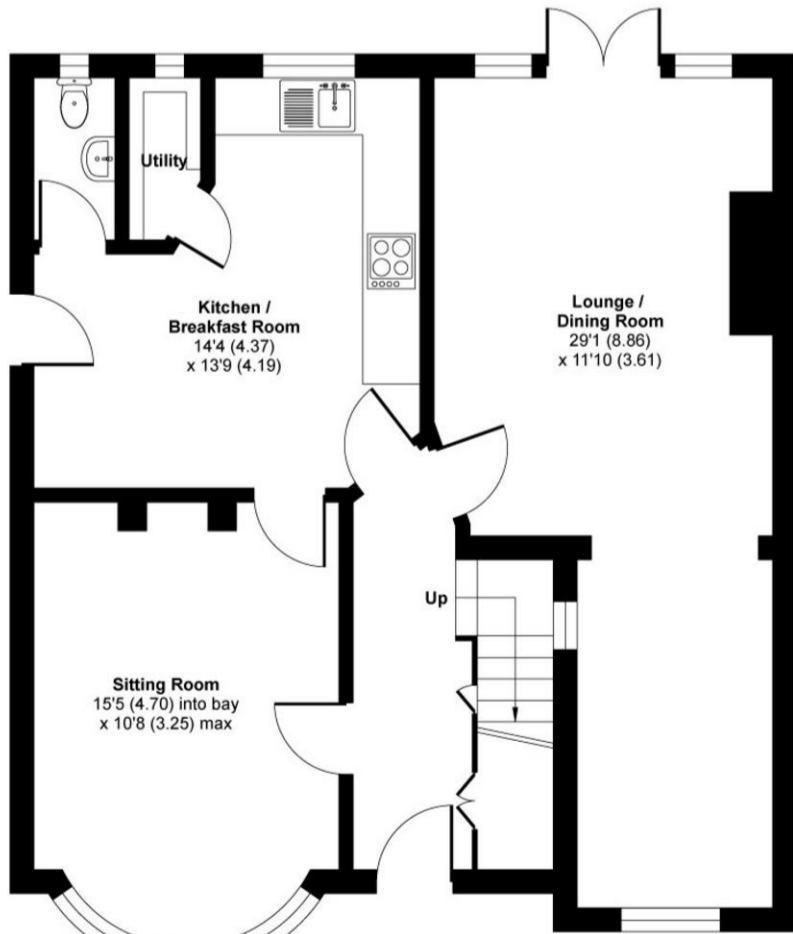




Reedley Road, Bristol, BS9

Approximate Area = 1480 sq ft / 137.4 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1152528

112 Reedley Road, Stoke Bishop, Bristol, BS9 1BE

- 1930s Semi-Detached Family Home
- 4 Bedrooms, 2 Reception Rooms
- Off-Street Parking and Garage
- Established Rear Garden
- Proximity to Stoke Lane And The Downs
- Elmlea and Bristol Free School Catchment

This 1930s semi-detached family home exudes notable kerb appeal, featuring two double bay windows, a charming combination of tile, render, and brick front elevation, and a roofline that elegantly nods to the Art Deco architecture of the era. This distinctive style contributes to the popularity of this sought-after road, which is conveniently close to Stoke Lane and The Downs.

The house is approached via a pathway leading to the front door, which opens into a welcoming hallway providing access to all principal rooms and a staircase to the upper floor. There is also a practical under-stairs cupboard for additional storage. To the front left as you enter is the original formal sitting room, showcasing beautiful period coving and a picture rail that adds character. A semi-circular bay window floods the room with natural light, highlighting the elegant wooden flooring.

A door at the rear of this room leads into the kitchen/breakfast room, which is also accessible from the hall. At the rear of the hall, you will find a more informal family space that spans the full depth of the property and is neutrally carpeted. The front section, with a window to the front, is currently arranged as a home office and features an original stained-glass window. The rear section, with French doors and sidelight windows overlooking the rear garden, serves as a snug and inviting family space, complete with a feature fireplace with a coal-effect gas fire, alcove shelving, and a picture rail. Also at the rear of the property is the kitchen/breakfast room, which features a door to the side and a window to the rear. The kitchen design pays homage to the period of the property, with neutral wall and base units complemented by worktops and an Art Deco-style tiled splashback. It includes built-in appliances such as a gas cooker, electric cooker hood, and dishwasher. The original larder space has been transformed into a useful utility area, and there is also a convenient downstairs WC.



Upstairs on the first floor, you will find a spacious landing with a window to the side, providing access to the four bedrooms, bathroom, and separate WC. The bathroom features a panelled bath with a shower over, a wash hand basin, a window to the rear, and an airing cupboard. There is scope to combine these bathroom spaces to create a larger family bathroom. Of genuine appeal in the property are the four good-sized bedrooms. Bedroom 1: This master bedroom, located at the rear of the property, offers a beautiful view of the lush garden. It provides ample space for freestanding furniture, creating a serene and spacious retreat. Bedroom 2, situated at the front of the property, this generously sized bedroom features a charming bay window that floods the room with natural light, making it an inviting and versatile space for your furniture. Bedroom 3, overlooking the garden at the rear, this room is presented as a spacious single but could easily accommodate a double bed, offering excellent flexibility. Bedroom 4, facing the front, this versatile room currently has a single bed but can accommodate a double bed, making it an ideal choice for a cozy single room, a home office, or an occasional guest room. The property also features loft access, providing additional storage space or more, subject to planning consent.

Outside

To the front, established shrubs border a gravelled area that provides additional off-road parking—a significant benefit. The driveway runs alongside the house to a useful 16'x 8' garage at the rear, equipped with an up-and-over door, power, and light. Facing the house on the left, a pathway leads to the main entrance.

The rear garden is a standout feature of the property. Predominantly laid to lawn, it includes established shrubs in side borders and a corkscrew willow tree. The garden is slightly tiered on three levels, offering the potential to zone the space for different uses, such as a play area, vegetable patch, or a relaxing and entertaining area closer to the house.

This special family home, with its blend of quality and charm, is sure to appeal to a wide range of buyers. Located within the catchment area for Elmlea and Bristol Free School, it is ideal for families seeking excellent educational opportunities.

Viewing is highly recommended to avoid disappointment.

Important Information We understand that the property is freehold with an annual ground rent of £4 paid to Shenstone Shenstone. We have been told that it has been paid in advance until March 2034. Please check this information with your solicitor.



Energy Performance Certificate Rating C
Council Tax Band E

