



Cote Park | Guide Price £875,000

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1B Cote Park, Bristol, Bristol, BS9 2AE

- Beautiful 1950's Family Home
- 5 bedrooms and 3 Reception Rooms
- Stunning 20' x 20' Kitchen/Family/Dining Room
- Nearly 2,000 Square Feet Overall
- 621m To Elmlea Infant School
- Close To Shops, Amenities & Schools

This stunning 1950's 5-bedroom semi-detached property is the perfect family home. Designed for comfort, convenience, and a high quality of life, with top-tier schools (Elmlea is under 625m away), green spaces, excellent shops, and unbeatable transport links, it offers everything that a modern progressive family could possibly want.

Presented in an exceptional contemporary style and offering nearly 2000 square foot of beautifully designed accommodation including an integral garage. Thoughtfully crafted with modern aesthetics with many practicalities in mind. The hub of this wonderful property is an expansive open-plan circa. 20' x 20' kitchen/family/dining room creating a seamless and inviting space for family life and entertaining whilst opening into the rear garden. More generally there are 3 main living areas, utility/WC, 5 bedrooms (one has an en suite shower room) and a good size family bathroom.

It is situated just 621 meters from Elmlea Infant School, one of Bristol's most sought-after schools, and within the catchment for Bristol Free School, ensuring outstanding educational opportunities. There are also a number of highly reputed independent schools, so a very good choice.





There are several open green spaces within walking distance, including Stoke Lodge, Canford Park, and the renowned Durham Downs, perfect for walks, sports, and family outings. There is also great convenience at your doorstep with nearby Stoke Lane shops providing excellent local amenities, from cafes to independent stores, ensuring everything you need is within easy reach.

The properties position is ideal for commuters, offering exceptional transport links, being only a short drive to The Portway, leading to the M5 motorway, making travel to other cities and regions effortless. Sea Mills Station is within walking distance, giving access to the national railway network. There is a frequent bus services take you directly into Bristol City Centre or out to Cribbs Causeway, one of the largest shopping destinations in the region.

In front of the house and garage is a driveway providing off street parking for up to 3 or 4 cars. The plot overall is of an angled nature with wide frontage narrowing through to the rear. The rear garden does have a comfortable level of recreational space for the family, being north west facing and an open aspect for enjoying afternoon and evening sun.

Houses of this quality are currently rare for the open market and so we highly recommend a viewing at the first opportunity to avoid disappointment.



**Energy Performance Certificate
Rating D**



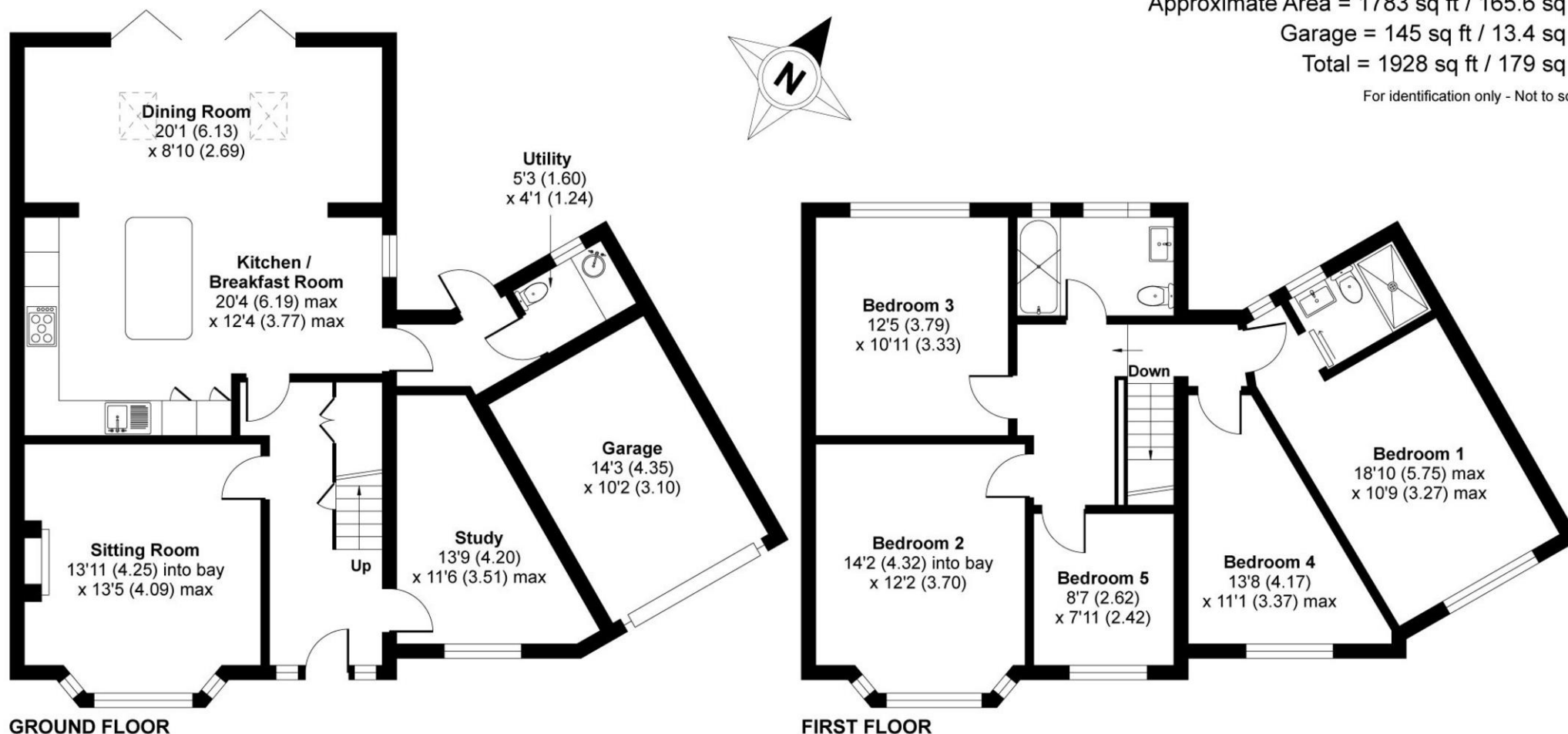
Cote Park, Bristol, BS9

Approximate Area = 1783 sq ft / 165.6 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1928 sq ft / 179 sq m

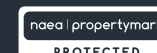
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1238443



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