



Ambra Vale South, Clifton Wood

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SALES & LETTINGS

8 Ambra Vale South, Clifton Wood, Bristol.

DESCRIPTION

A rare opportunity to acquire a fabulous period home located on Ambra Vale South. The property is beautifully presented, providing a very tranquil and homely environment. Situated towards the end of a cul-de-sac, the property is without passing footfall. This colourful home, fronted with a climbing wisteria, has a wonderfully tucked away feel. Perfect for Clifton Wood family living! Arranged over two floors, the downstairs comprises of a useful entrance porch, spacious living room and dining room, a kitchen and utility with beautiful wood flooring throughout. The spacious period living room has a real open fire and original sash windows. The dining room, which also has a fireplace, benefits from double doors leading to a pretty courtyard garden that is perfect for al-fresco dining. The kitchen is a lovely, neutral shaker style kitchen/Diner.

- Superb Cul-De-Sac Location
- Highly Sought-After Area
- Three Bedrooms
- Two Beautiful Reception Rooms
- Kitchen/Diner with utility Room
- Roof Terrace & Courtyard Garden
- Downstairs WC
- Outstanding OFSTED Schools
- Permit Parking

Guide Price £630,000

With real wood work surfaces the kitchen is larger than most with generous space for a dining table (ideal for an informal lazy Sunday brunch). The kitchen has gas hobs and electric oven, plumbing for dishwasher and sink with drainer and plenty of work space. It is well lit with inset ceiling spotlights. Unusually for Clifton Wood there is also a utility room with a wash hand basin & wc and floor to ceiling storage.

Upstairs, all three bedrooms and family bathroom lead off from the spacious hallway, where there is also loft access. The two double bedrooms, to the front and rear of the house are bright and generous in size. Each with a sash window and a Velux skylight as well as double built in cupboards. Together with the vaulted ceilings, both bedrooms have a lovely feeling of space. The front bedroom also has an open fireplace adding to the period feel.

The third bedroom is at the front of the property with an attractive sash window and is an ideal children's bedroom.

At the rear of the house, the beautiful family bathroom has recently been fitted by owners and it is a joy. With low level wc, wash hand basin, claw foot bath, walk in shower and heated towel rails this spacious bathroom has been finished in neutral tones and retains a real charm. Reclaimed wood, sliding doors conceal a large airing cupboard with shelving and space for washing machine and dryer. The bathroom has a sash window to the side and access onto the private balcony.

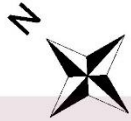
Ambra Vale South is located within one of the most sought-after areas of Bristol. The highly regarded Hotwells and Christchurch primary schools are within walking distance and Clifton Village is a short walk via Goldney

Lane. The property is a short stroll away from a cherished local play park and community garden, as well as the extremely popular family run pub 'The Lion', a hub of the strong Clifton Wood community. Bristol's floating harbour is a five-minute walk away with water taxis into the City Centre and Bristol Temple Meads.

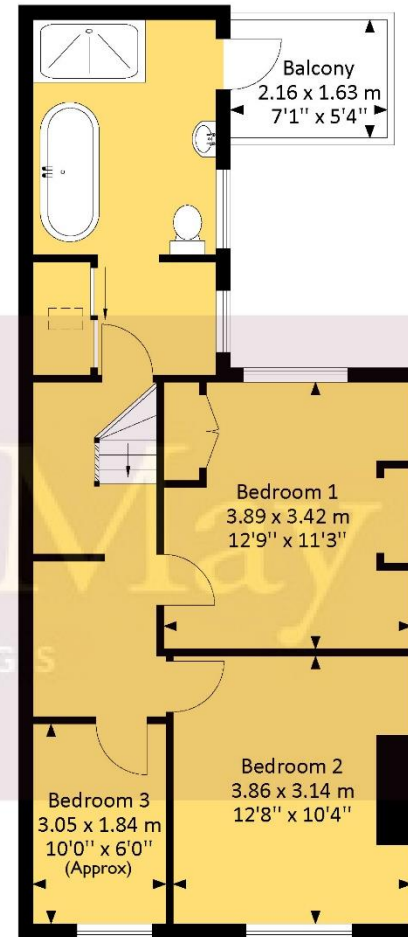


***VIEWING STRICTLY BY
APPOINTMENT WITH
ALEXANDER MAY
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Approx. Gross internal Area
1160.0 Sq.Ft - 107.80 Sq.M



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor plan produced by Westcountry EPC.

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