



76 Cranbrook Road, Redland
Guide Price £925,000

RICHARD
HARDING



76 Cranbrook Road,

Redland, Bristol, BS6 7BU

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A substantial and characterful 6 bedroom, 3 reception room Victorian semi-detached family home enjoying off road parking and 66ft x 30ft rear garden.

Key Features

- Located within just 350 metres of Redland Green School and within a level walk of the shops, restaurants, cafes, bus connections and Waitrose mini supermarket of Gloucester Road, also handy for Redland Green, Redland train station and Cotham Gardens Park.
- **Ground Floor:** entrance porch leads through into central entrance hallway, bay fronted sitting room, good sized second reception room overlooking the rear garden, reception 3, kitchen/breakfast room accessing the rear garden, plus staircase down to a basement utility/store.
- **First Floor:** landing, 4 bedrooms (one with en-suite and one accessing a balcony), family bathroom/wc
- **Second Floor:** landing, 2 further bedrooms (one with en-suite)
- Beautiful rear garden with bridge over the Cranbrook stream and various wilded sections and seating areas.
- Enjoyed by the current owners for over 30 years, this large period home offers ample space for growing families and exciting scope for further updating and personalisation.





GROUND FLOOR

APPROACH: via a driveway providing off road parking for one vehicle, with a pathway leading off through the front garden and up the right hand side of the property where you will find the door into the entrance porch a short way along.

ENTRANCE PORCH: glazed roof, part glazed period door with glazed panels beside and over leading through into the main central entrance hallway. Further door providing a handy access straight through to the rear garden.

ENTRANCE HALLWAY: (23'6" x 6'6" inclusive of staircase) (7.16m x 1.98m) a wide welcoming entrance hallway with wonderful high ceilings, original ceiling cornicing, picture rail, radiator, exposed stripped floorboards, staircase rising to first floor landing with steps beneath descending into the lower ground floor cellar rooms. Doors off to the three reception rooms and the kitchen/breakfast room.

SITTING ROOM: (front) (17'0" max into bay x 14'5" max into chimney recess) (5.18m x 4.39m) a wide bay fronted sitting room with double glazed sash windows, high ceilings, detailed ceiling cornicing, central ceiling rose and picture rail. Attractive cast iron period fireplace with marble surround and slate hearth. Tall skirting boards and a radiator.

RECEPTION 2: (rear) (16'10" max into bay x 14'6" max into chimney recess) (5.13m x 4.42m) a generous second reception room, perfect for a dining room, music room or child's playroom, with three tall sash windows to rear taking in a lovely outlook over the rear garden. Beautiful built-in bookcases and a radiator.

RECEPTION 3: (front) (13'10" x 9'0" max into chimney recess) (4.22m x 2.74m) high ceilings with ceiling coving, picture rail, period fireplace, original floorboards and sash window to front.

KITCHEN/BREAKFAST ROOM: (rear) (14'0" x 9'2") (4.27m x 2.79m) a fitted kitchen comprising base and eye level cupboards and drawers with roll edged worktop, inset 1 ½ bowl sink and drainer unit. Plumbing and appliance space for cooker, fridge and freezer. Overhanging breakfast bar providing seating, window to rear and part glazed door to rear accessing a raised decked terrace with steps leading down into the rear garden.

LOWER GROUND FLOOR

Accessed from the entrance hall via steps leading down into:-

CELLAR/UTILITY ROOM: (17'1" x 13'5" max with approximate ceiling height of 6'2"/1.88m) (5.21m x 4.09m) a useful cellar/workshop space with plumbing for washing machine, Vaillant gas central heating boiler, power, light and French doors to rear accessing the rear garden.



FIRST FLOOR

LANDING: a central landing with doors off to three double bedrooms, family bathroom and off to bedroom 4 (off lower mezzanine landing). Staircase continues up to the second floor.

BEDROOM 1: (front) (15'10" max into bay x 14'6" max into chimney recess) (4.83m x 4.42m) with wide bay to front comprising four double glazed sash windows, high ceilings, ceiling coving, picture rail and a radiator.

BEDROOM 2: (rear) (14'4" max into chimney recess x 14'4" max inclusive of en-suite shower room) (4.37m x 4.37m) a double bedroom with high ceilings, picture rail. Two large sash windows to rear, offering an outlook over rear and neighbouring gardens towards Elton Road behind. Period fireplace and a radiator. Door accessing:-

En-Suite Shower Room/WC: white suite comprising an electric shower, low level wc and pedestal wash basin.

BEDROOM 3: (front) (11'1" x 9'5" max into chimney recess) (3.38m x 2.87m) a pretty bedroom with high ceilings, picture rail, period fireplace, exposed stripped floorboards and French doors to front accessing a sunny balcony.

BEDROOM 4: (rear) (13'9" x 9'6") (4.19m x 2.90m) sash window to rear, offering a similar outlook as bedroom 2. Period fireplace and exposed stripped floorboards.

FAMILY BATHROOM/WC: a generous sized family bathroom comprising double ended panelled bath, low level wc, pedestal wash basin and a corner shower enclosure with system fed shower. Tiled walls, exposed floorboards and two sash windows to side.



SECOND FLOOR

LANDING: skylight window providing natural light through the landing and stairwell, door off to bedroom 5 (off mezzanine landing) and bedroom 6, as well as a high level storage cupboard.

BEDROOM 5: (off mezzanine landing) (14'0" x 9'9" max into chimney recess) (4.27m x 2.97m) a double bedroom with dormer to rear with sash window and a radiator.

BEDROOM 6: (14'7" x 13'6" max taken below sloped ceilings) (4.45m x 4.11m) dormer to side with double glazed windows, radiator, low level hatches accessing eaves storage. Door accessing:-

En-Suite Shower Room/WC: shower enclosure, low level wc and pedestal wash basin.

OUTSIDE

FRONT GARDEN & OFF ROAD PARKING: a pretty front garden with plenty of foliage, off-road parking and a pathway leading up the right hand side of the building to the entrance porch.

REAR GARDEN: (approx. 66ft x 30ft) (20.12m x 9.14m) a glorious and good sized garden with a natural feel full of plant life and interesting features including a bridge over the local brook, a lily pond. To the top of the garden there is a raised section with a sedum roof pergola providing a lovely vista over the garden back towards the property.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	50 E	
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



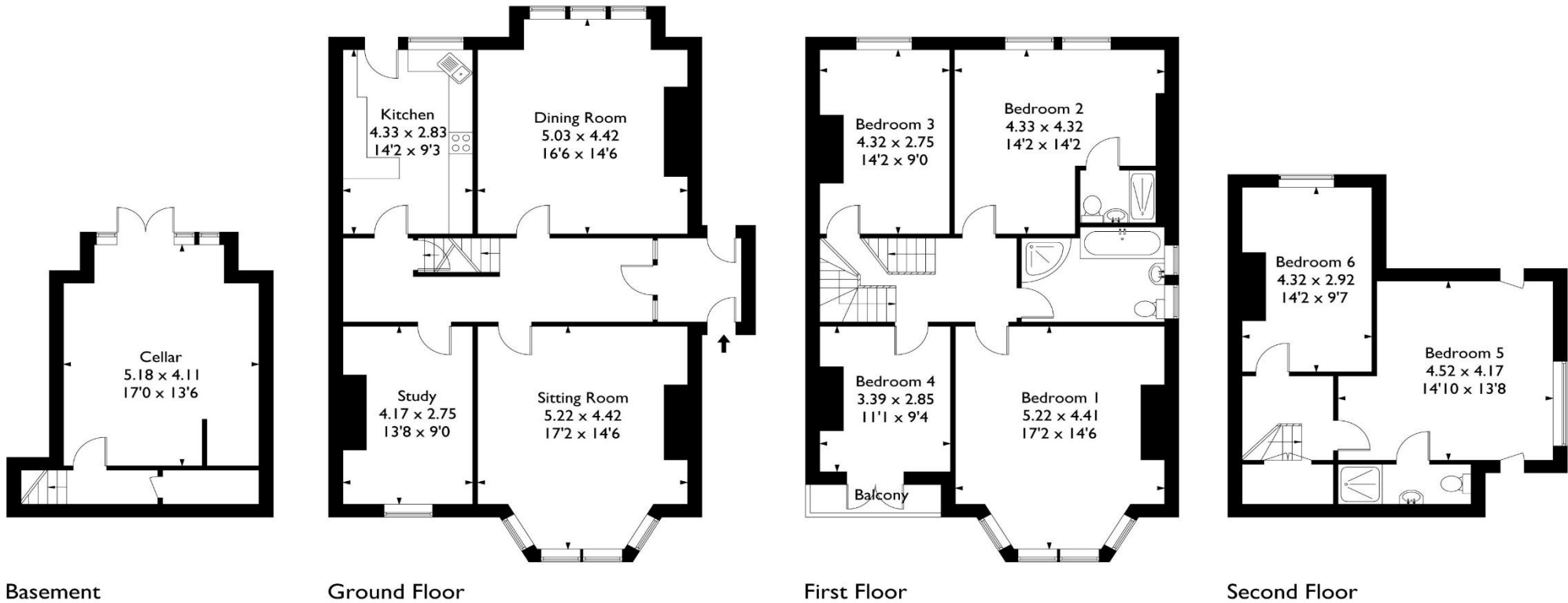


Cranbrook Road, Redland, Bristol BS6 7BU

Approximate Gross Internal Area 201.7 sq m / 2171 sq ft

Basement Area 23.8 sq m / 256.4 sq ft

Total Area 225.5 sq m / 2427.4 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.