



11 Normanton Road, Clifton

Guide Price £1,150,000

RICHARD
HARDING



11 Normanton Road,

Clifton, Bristol, BS8 2TY

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A beautifully presented 4 bedroom, 2 bathroom Victorian end of terrace home located in a highly desired part of Clifton, close to Durdham Downs and enjoying extended (2014) ground floor accommodation creating an enviable kitchen/dining space leading out onto a fabulous 66ft x 27ft westerly facing rear garden. The property also has the rare advantage of ample off-street parking.

Key Features

- **Prime Clifton location** within just a short stroll of the shops, cafes, restaurants and weekly farmers market of Blackboy Hill/Whiteladies Road, also within just 300 metres of St John's Junior School and the acres of green open space of Durdham Downs. Clifton Village, Clifton Down railway station and bus connections to central areas are also nearby.
- **Ground Floor:** entrance vestibule leads into a lovely entrance hallway with original staircase rising to first floor landing and descending to a useful cellar storage space. There is a bay fronted sitting room and a fabulous **25ft x 15ft** extended kitchen/dining/living space leading directly out onto the sunny rear garden. The kitchen also has an adjoining recessed utility area.
- **First Floor:** landing, bedroom 1 with recessed wardrobe, bedroom 3 with recessed wardrobe storage space, contemporary shower room/wc.
- **Second Floor:** lovely light filled landing with skylight window, bedroom 2 and, bedroom 4 both with recessed wardrobe and storage space, further family bathroom/wc.
- **Useful storage cellars** offer potential for conversion to a utility or hobby space (subject to any necessary consents).
- **An exquisite family home** in a friendly and neighbourly part of Clifton with a tasteful interior and the great benefit of off street parking and a sunny garden





GROUND FLOOR

APPROACH: via garden gate leading beside front garden. There is also a driveway beside the front garden providing the rare advantage of at least two off street parking spaces lengthways. The pathway and front garden leads to the front door and into the entrance vestibule.

ENTRANCE VESTIBULE: (5'2" x 3'8") (1.57m x 1.12m) high ceilings with original cornicing and dado rail and a beautiful part stained glass period door leading through into the main entrance hallway.

ENTRANCE HALLWAY: high ceilings with original cornicing and feature archway, engineered oak flooring, staircase rising to first floor landing and door accessing staircase leading beneath the stairs down to the cellar. Radiator with decorative cover, dado rail, alarm control panel. Doors leading off to sitting room and kitchen/dining/family room.

SITTING ROOM: (front) (14'8" max into bay x 11'6") (4.47m x 3.50m) bay to front comprising 3 sash windows with built-in plantation shutters, high ceilings with ceiling coving and picture rail, an attractive period style fireplace with working gas fire, and radiator with decorative cover.

KITCHEN/DINING/LIVING SPACE: (25'6" X 15'5" max into chimney recess in kitchen area reducing to 13'0" in extended dining/living area) (7.76m x 4.71m/3.96m) a fabulous sociable kitchen/dining/living which was tastefully extended in 2014 and comprises a modern fitted kitchen with base and eye level units with square edged worktop over and inset ceramic 1½ bowl sink and drainer unit, integrated stainless steel eye level ovens, induction hob with extractor hood over, integrated dishwasher and fridge/freezer, central island unit with overhanging breakfast bar, attractive period fireplace, engineered oak flooring, ample space for dining and sitting furniture, inset spotlights, lantern skylight window, further windows to rear and side with central double doors to rear providing an access out onto the westerly facing rear garden, radiators. Door accessing:-

Recessed Utility Cupboard: plumbing and appliance space for washing machine and dryer and further storage space.

FIRST FLOOR

LANDING: additional storage area accessed half way up staircase. Spacious landing with staircase continuing up to the second floor with skylight window over providing plenty of natural light through the landings and stairwell. Doors off to bedroom 1, bedroom 3 and shower room/wc. Radiator with decorative cover.

BEDROOM 1: (front) (15'6" max into chimney recess x 14'8" max into bay) (4.72m x 4.47m) a lovely bay fronted double bedroom with high ceilings, original ceiling coving, ceiling rose and picture rail. Attractive period style cast iron fireplace with marble surround and slate hearth. Radiator with decorative cover. Door accessing recessed wardrobe with built in hanging rails.

BEDROOM 3: (rear) (13'0" x 9'0") (3.96m x 2.74m) a sash window to rear, high ceilings with ceiling coving, radiator. Door accessing recessed storage cupboard with built in hanging rails.

SHOWER ROOM/WC: (7'5" x 6'1") (2.26m x 1.85m) a white suite comprising oversized walk in shower enclosure with dual headed shower, low level wc with concealed cistern, wash hand basin with storage drawers beneath, high ceilings with inset spotlights, tiled floor, sash window to rear and a chrome effect heated towel rail.

SECOND FLOOR

LANDING: spacious light filled landing with doors off to bedroom 2, bedroom 4 and second bathroom/wc.

BEDROOM 2: (front) (15'11" max into chimney recess x 11'4") (4.84m x 3.45m) high ceilings with ceiling coving, 2 large sash windows to front, radiator, period style fireplace. Door accessing recessed storage cupboard with built in hanging rails.

BEDROOM 4: (rear) (12'10" max x 9'3" max) (3.91m x 2.81m) a westerly facing sash window to rear, period style fireplace, radiator. Door accessing recessed storage cupboard with built in hanging rails.

FAMILY BATHROOM/WC: (8'10" x 5'11") (2.69m x 1.80m) white suite comprising claw foot bath with mixer taps and shower attachment, low level wc, pedestal wash basin, tiled floor and part tiled walls, sash window to rear, inset spotlights and chrome effect heated towel rail.

LOWER GROUND FLOOR

There is a staircase leading down into valuable cellar storage space which covers the area beneath the sitting room and entrance hallway. As well as the storage space, there is a wall mounted gas boiler, fuse box and meters for electrics. The basement offers potential to be converted to a utility area or hobby space (subject to any necessary consents).





OUTSIDE

OFF STREET PARKING & FRONT GARDEN: the property has the rare benefit of a paved parking area to the side of the property providing off street parking for at least 2 cars lengthways. There is a small front courtyard garden with path leading to the front door.

REAR GARDEN: (66ft max into recesses x 27ft max width) (20.12m x 8.23m) a lovely sunny garden enjoying much of the days sunshine mainly laid to level lawn with flower borders. At the bottom of the garden there is a brick paved seating area, perfect for barbequing and outdoor entertaining.

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

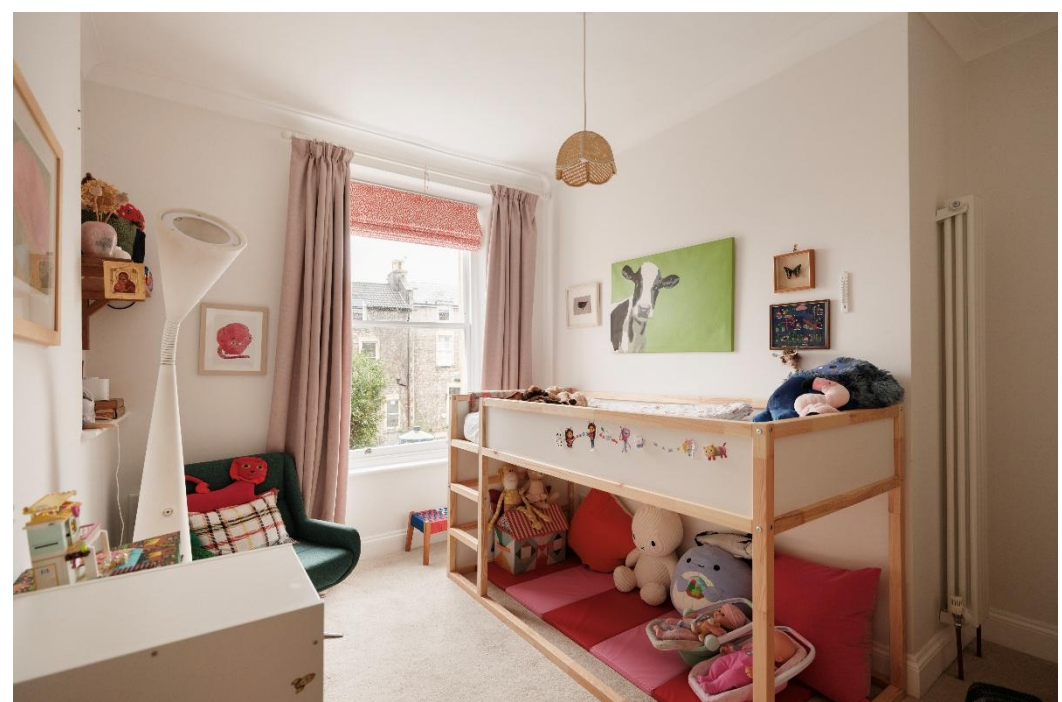
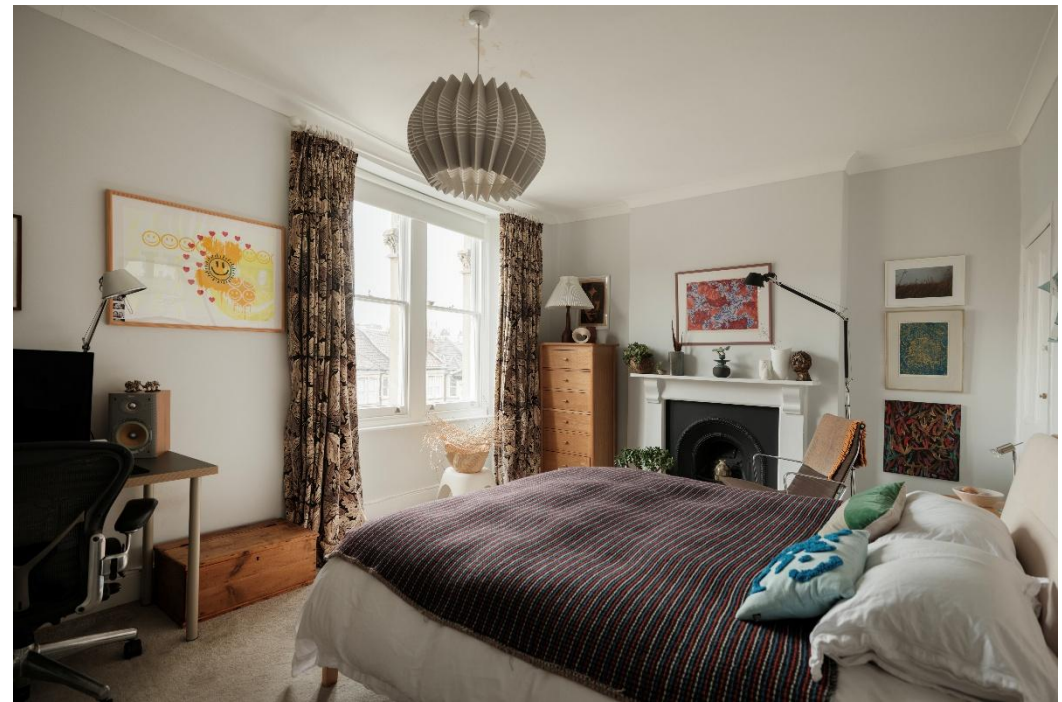
PLEASE NOTE:

- 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		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

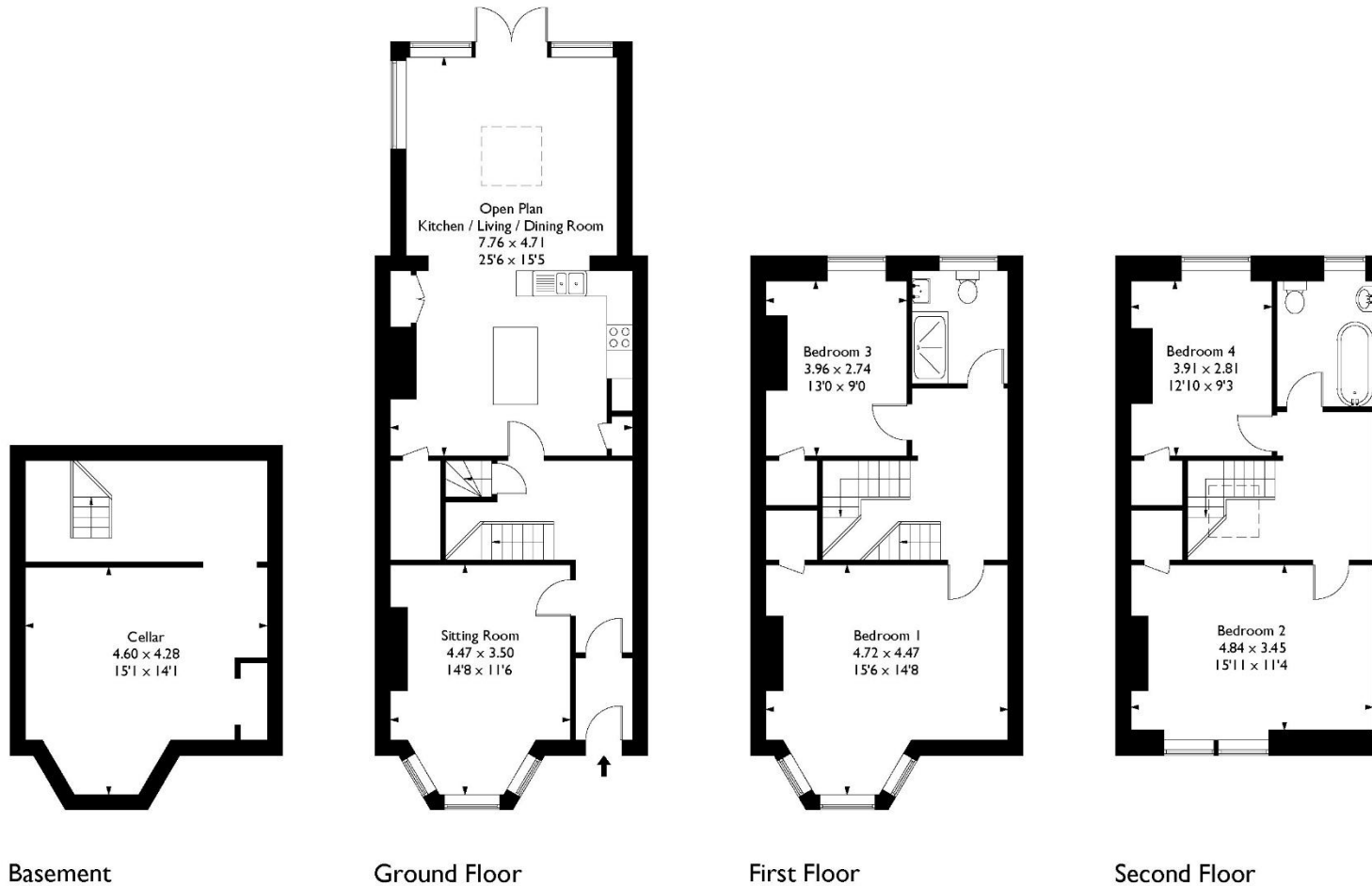
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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Approximate Gross Internal Area = 175.9 sq.m. / 1893.8 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.