



11 Hurle Crescent, Clifton

Guide Price £1,995,000

RICHARD
HARDING



11 Hurle Crescent,

Clifton, Bristol, BS8 2SX

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A truly breathtaking 5 double bedroom (one with en-suite and dressing room and another with en-suite shower room), 3 reception room, Victorian semi-detached home situated on a peaceful Crescent in Clifton, enjoying off road parking for 3 cars, a level garden and useful cellar storage.

Key Features

- Sympathetically renovated to a high specification by the current owners with a pleasing layout and tasteful kitchen and bathroom fittings, whilst retaining many of the original features.
- Fabulous location on a neighbourly and peaceful side road, yet offering the convenience of being a short level stroll to the shops, bus connections, superb restaurants and amenities of Whiteladies Road and Cotham Hill. Redland train station and many of Bristol's sought after independent schools are also within easy reach.
- **Ground Floor:** entrance vestibule flows through into an impressive central entrance hallway, bay fronted sitting room, reception 2/dining room with wide wall opening connecting through to a fabulous sociable kitchen/breakfast room with adjoining utility room, ground floor cloakroom/wc and reception 3/home office.
- **First Floor:** landing, principal double bedroom with walk-in dressing room and en-suite, bedroom 2 with en-suite shower room, bedroom 3 with access to a balcony, family bathroom.
- **Second Floor:** landing, two further generous double bedrooms and an attic boiler storage cupboard, shower room/wc.
- **Cellar storage**
- A stunning family home of immense quality in a favoured yet peaceful Clifton location.





GROUND FLOOR

APPROACH: via block paved driveway affording off road parking for at least three family sized vehicles, the driveway leads past a pretty front garden with established planting and up the right hand side of the building where there is gated access to the rear garden and the attractive main front door to the property.

ENTRANCE VESTIBULE: a lovely welcoming entrance vestibule with large skylight window, attractive period stained glass window, low level shoe/storage cupboard, solid wood flooring with inset floormat and a period style radiator. Impressive period stained glass double doors leading through into:-

ENTRANCE HALLWAY: an impressive central entrance hallway with staircase sweeping up to the first floor landing, high ceilings with ceiling coving, solid wood flooring and a period style radiator. Doors leading off to sitting room, kitchen/breakfast room, dining room and reception 3/home office. A door accesses a ground floor cloakroom/wc and access down to the cellars.

SITTING ROOM: (front) (18'0" x 15'5") (5.49m x 4.71m) a superb bay fronted sitting room with high ceilings, ceiling coving, solid wood flooring, wide bay window to front comprising four sash windows with window seat beneath, period style fireplace with marble surround and a period style radiator.

KITCHEN/BREAKFAST ROOM: (20'6" x 13'4") (6.26m x 4.06m) an impressive sociable kitchen/breakfast room with a bespoke shaker style kitchen with a range of base and eye level units, large central island with overhanging breakfast bar. Integrated appliances include a conventional oven, steam oven and microwave, tall larder fridge and freezer. Inset sink with Quooker boiling hot water and fresh/sparkling water tap, inset Miele induction hob with draw down extraction. Wide wall opening connecting through to the dining room creating a sociable hub of the house with bay window to side overlooking the rear garden, large sash windows, built-in plantation shutters and bench seat beneath.

DINING ROOM: (14'6" x 11'5") (4.43m x 3.49m) high ceilings with inset spotlights, ceiling coving and central ceiling rose, a bank of floor to ceiling storage units with central larder/breakfast cupboard, solid wood flooring, plenty of natural light provided by two sash windows to side and a radiator. Door accessing:-

UTILITY ROOM: a smart utility room with base and eye level units, plumbing and appliance space for washing machine and dryer. Door to side accessing the rear garden. Contemporary upright radiator and inset spotlights.

RECEPTION 3/HOME OFFICE: (11'11" x 9'10") (3.63m x 3.00m) high ceilings with ceiling coving, tall sash window to front overlooking the front garden, desk with storage drawers and cupboards, solid wood flooring and a contemporary upright radiator.

CLOAKROOM/WC: a low level wc with concealed cistern, wash basin with wall tiled splashbacks, built-in storage cupboard, recessed alcove with LED lighting and inset spotlights.

FIRST FLOOR

LANDING: a central landing with staircase rising to the top floor landing, ceiling coving and a radiator. Doors off to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.

BEDROOM 1: (rear) (16'8" x 13'5") (5.07m x 4.08m) a large principal double bedroom with high ceilings, ceiling coving, sash windows to side with built-in plantation shutters, radiators and a period fireplace. Door accessing a large en-suite with walk-in dressing area.

En-Suite Shower Room/WC: a fabulous stylish en-suite bathroom with wet room style shower, low level wc with concealed cistern, wash hand basin with storage beneath, contemporary upright radiator/heated towel rail, sash window to rear with plantation shutters, inset spotlights, tiled floor with underfloor heating. Sliding pocket door accessing a dressing area with built-in open wardrobes, shelving and drawers.

BEDROOM 2: (front) (14'2" x 13'0") (4.33m x 3.96m) two large double glazed sash windows to front, high ceilings with ceiling coving, built-in wardrobes and dressing table, radiators and two sliding pocket doors accessing an en-suite shower room.

En-Suite Shower Room/WC: a shower area, low level wc with concealed cistern, wash basin, extractor fan, inset spotlights, tiled floor and tiled walls.

BEDROOM 3: (front) (11'11" x 9'11") (3.63m x 3.01m) high ceilings with ceiling coving, part glazed door accessing a pretty covered balcony. Ceiling loft hatch and a radiator.

BALCONY: an attractive balcony with space for two chairs and a cafe table, with a south-westerly aspect holding on to the late afternoon/early evening sunshine.

BATHROOM/WC: double ended bath with central taps, wash hand basin, wc, window to side elevation.



SECOND FLOOR

LANDING: two large Velux skylight windows, flooding the landing and stairwell with natural light. Doors off to two further double bedrooms and a shower room/wc. Useful attic storage space, housing the Vaillant gas central heating boiler and pressurised hot water tanks.

BEDROOM 4: (front) (17'11" x 13'9") (5.47m x 4.20m) a double bedroom with double glazed sash window to front, two radiators and built-in wardrobes.

BEDROOM 5: (rear) (16'7" x 13'5") (5.05m x 4.08m) a double bedroom with double glazed sash window to side with built-in plantation shutters, radiator, period fireplace and built-in wardrobe.

SHOWER ROOM/WC: an oversized shower enclosure, low level wc with concealed cistern, wash basin, heated towel rail, tiled walls, tiled floor and Velux window.

CELLAR

Useful cellar storage areas.

OUTSIDE

FRONT GARDEN & OFF ROAD PARKING: there is a pretty, well stocked front garden with various plants, shrubs and trees, attractive period stone boundary wall with paved driveway beside providing off road parking for at least three family sized vehicles. Gate leads off to the driveway to the rear garden.

REAR GARDEN: a beautifully landscaped town garden with raised railway sleeper borders containing various plants and shrubs, water feature, decked seating area attracting much of the day's sunshine, artificial lawned section and an attractive stone boundary wall to rear, outside lighting, convenient access through to the driveway.

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, with a perpetual yearly rent charge of £14.0s.0d p.a. This information should be checked with your legal adviser.

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

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	71 C	76 C
55-68	D		
39-54	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.



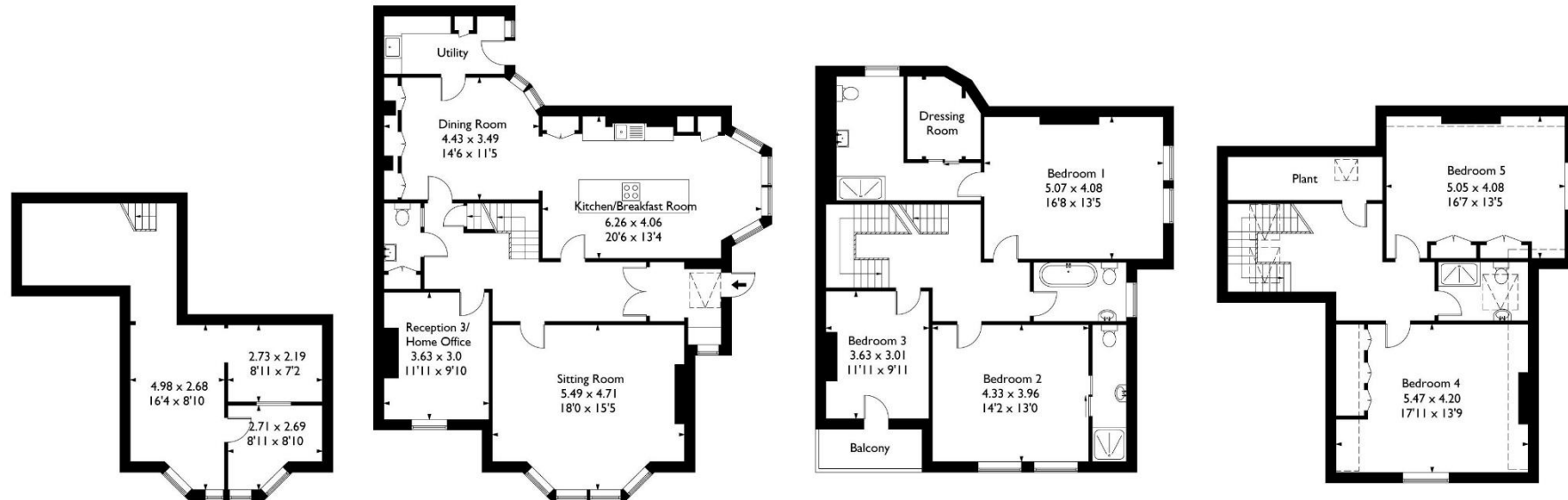
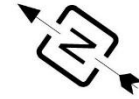


Hurle Crescent, Clifton, Bristol BS8 2SX

Approximate Gross Internal Area 262.70 sq m / 2827.90 sq ft

Basement Area 35.70 sq m / 384.0 sq ft

Total Area 298.40 sq m / 3211.90 sq ft



Basement

Ground Floor

First Floor

Second Floor

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.