



Ormerod Road

Guide Price £1,250,000

LEESE & GORDON
Independent Estate Agents

37 Ormerod Road, Bristol, BS9 1BA

- Detached
- 1930s
- 4/5 Bedrooms
- Within Catchment of Elmlea and Bristol Free School
- Off Street Parking and Tandem Garage
- South-Easterly Rear Garden

A wonderful 4/5 bedroom detached family home in a prime location. Positioned on one of Stoke Bishop's most sought-after residential roads, this handsome property, with attractive brick and render frontage so evocative of the time built, offers spacious and versatile accommodation, ideal for modern family living. With charming character features, generous room sizes, beautiful views from the upper floors, and a private south-easterly rear garden, this property also benefits from ample off-street parking and a large tandem garage. A superb opportunity not to be missed.

Upon entering, you are welcomed into a stunning entrance hall that retains much of its original charm and character. The hallway provides access to the main reception rooms, kitchen, downstairs WC, and the staircase to the first floor. The front lounge features a bay window and additional side windows, creating a light and airy space. It includes a log burner with a wooden surround, decorative coving, wall and ceiling lights, and is fully carpeted. The rear reception room, currently used as a formal dining room, connects to the lounge via panelled folding doors. It enjoys views of the rear garden through bi-fold doors, has a side window, coving, and is also carpeted; an ideal room for entertaining. The kitchen is located at the rear of the property and features a range of wall and base units with granite worktops, a large porcelain sink, space for a range cooker, and durable wooden flooring. A window overlooks the rear garden, adding natural light to the space. A useful utility room leads off the kitchen and includes an obscured side window, garden access, worktop space, plumbing for a washing machine, and room for a tumble dryer.





The split-level landing provides access to all bedrooms and the main shower room. The principal bedroom is located at the rear with a pleasing outlook over the garden, and additional side windows. Spacious enough for a super king-sized bed and freestanding furniture, it also features coving and a picture rail. This room shares a stylish 'Jack and Jill' shower room with the front bedroom, featuring a walk-in shower, low-level WC, wash basin, and an obscured side window. The second bedroom at the front benefits from a bay window offering elevated views down Birbeck Road and across Stoke Bishop, as well as a side window, coving, and picture rail. Bedroom 3, also a generous double, is at the rear with garden views. It offers a nook or alcove area with skylight above; the perfect place for a desk or reading corner. Neutral in décor, it includes coving, dado rail, and picture rail. Bedroom 4 has a side window and extensive built-in storage that extends into the eaves. It is carpeted and includes coving and a picture rail. The fifth bedroom is currently used as a study or home office with an obscured side window and carpeted flooring. The main shower room has been recently fitted to a high standard and includes a large walk-in shower, floating WC, wash basin with vanity unit, attractive tiling, a heated towel rail, and an obscured front window.

To the front, a sweeping resin driveway offers parking for multiple vehicles and is bordered by a variety of mature shrubs and trees, including several attractive acers which continue into the rear garden. Gated access is available on both sides of the house, again with a resin finish.

The large tandem garage (measuring approx. 30'11" x 12' to its maximums) has double doors, obscured side windows, power, and lighting; ideal for car storage, a workshop, or conversion to additional living space (subject to planning).

At the rear, the south-easterly facing garden is beautifully landscaped with several zones designed to capture the sun throughout the day. Mostly laid to lawn with mature hedging and trees, it also features fruit trees and even a historic air raid shelter in the far corner. A central patio area provides the perfect spot to relax in the midday sun.



Energy Performance Certificate

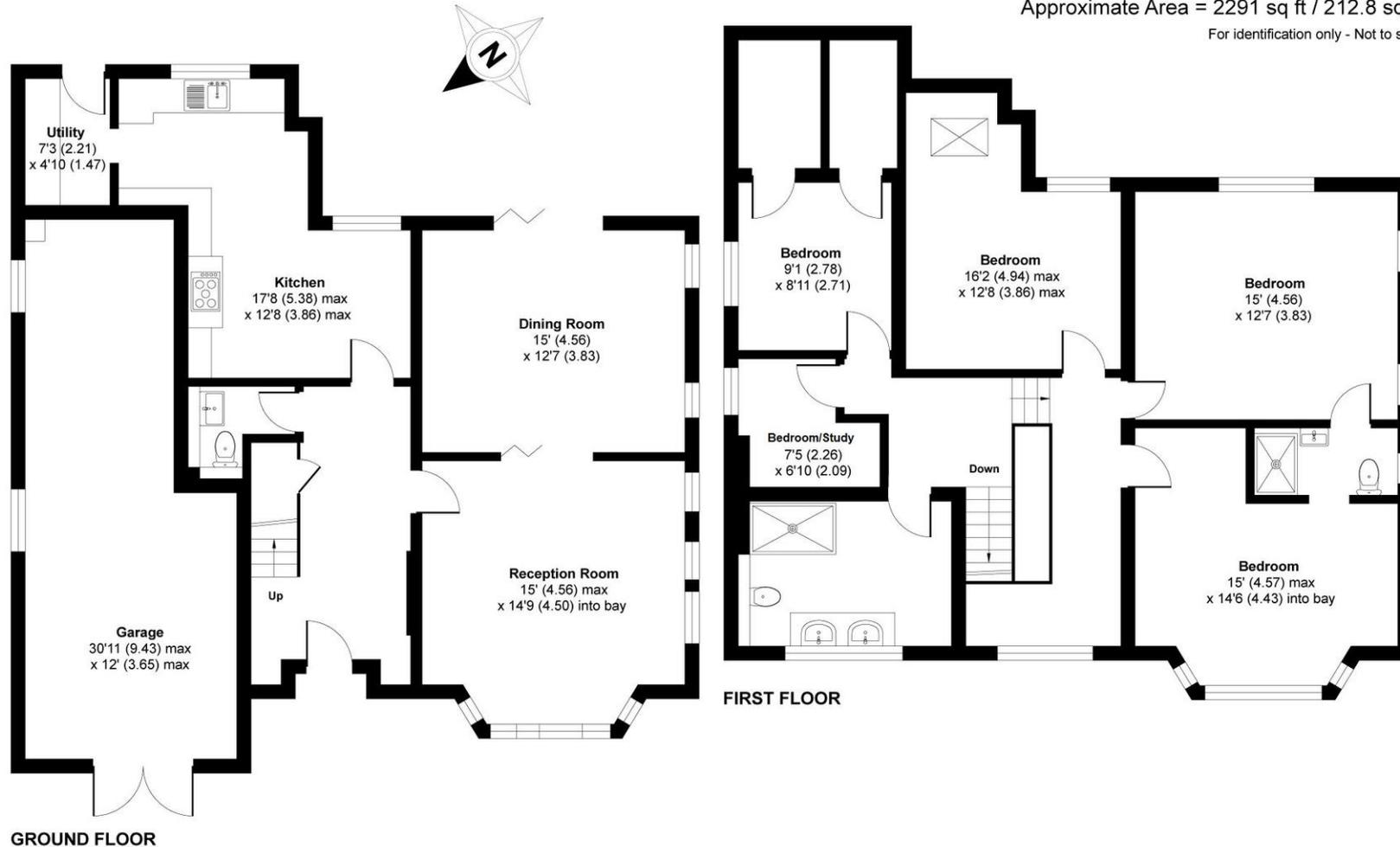
Rating D

Council Tax:
Band G

Ormerod Road, Bristol, BS9

Approximate Area = 2291 sq ft / 212.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1343829

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