



38 Northumberland Road, Redland

Guide Price £1,395,000

RICHARD
HARDING



38 Northumberland Road,

Redland, Bristol, BS6 7BD

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A substantial (2,860 sq. ft.) 6 double bedroom, 3 reception room Victorian semi-detached family home situated on a sought-after leafy road high up in Redland, within just 600 metres of Redland Green School, further benefitting from off-road parking for two cars and a landscaped south-westerly facing rear garden.

Key Features

- High ceilings, tall sash windows and many original period features offer a sense of space and light in this large, well maintained, Victorian family home.
- Prime location for families, on a popular residential side road within easy reach of Redland Green School, Cotham Gardens Park, Redland Train Station and all central areas of Bristol.
- **Ground Floor:** entrance vestibule flows through into a wide welcoming central hallway, 22ft bay fronted sitting room, fantastic large sociable kitchen/dining room flows through into a garden room/reception 3, accessing the sunny rear garden & further second reception room/dining room.
- **First Floor:** 4 double bedrooms (one with en-suite) & family bathroom.
- **Second Floor:** 2 further double bedrooms, utility room & shower room/wc.
- Gorgeous south-westerly facing rear garden, as well as a front garden, driveway & off-road parking for two cars.
- An incredibly well-proportioned home with ample space for growing families.





GROUND FLOOR

APPROACH: via landscaped driveway providing off-road parking for two cars with attractive curve edged flower borders and pathway leading off the driveway up the right hand side of the property to the main entrance.

ENTRANCE VESTIBULE: plenty of natural light, original tessellated tiled floor, door providing handy access straight through the entrance vestibule through to the rear garden and beautiful original part stained glass door with stained glass panels beside and over leading through into the main central entrance hallway.

ENTRANCE HALLWAY: (21'4" x 7'1" inclusive of staircase) (6.50m x 2.16m) wide welcoming central entrance hallway with wonderful high ceilings, original ceiling corning and picture rail. Radiator with decorative cover, original tessellated tiled floor. Staircase rising to first floor landing with understairs storage cupboard. Original dresser at the end of the hallway with storage and display cabinet over. Doors lead off the hallway to the sitting room, dining room/reception 2, ground floor cloakroom/wc and kitchen/dining room. Property has access to full fibre broadband.

SITTING ROOM: (22'0" max into bay window x 13'11") (6.70m x 4.23m) spacious elegant sitting room with wide bay to front comprising three double glazed windows, high ceiling with ceiling coving and central ceiling rose, wood flooring, period fireplace with gas coal effect fire, marble surround and slate hearth, 2 radiators and television point.

DINING ROOM/RECEPTION 2: (17'0" x 9'5" max into chimney recess) (5.17m x 2.87m) currently used as a dining room but would work well as a music room, home office or children's play room with tall ceilings, ceiling coving, central ceiling rose and picture rail. Double glazed sash window to front elevation, wood flooring and radiators.

KITCHEN/DINING ROOM: (24'6" x 14'6") (7.47m x 4.41m) large sociable kitchen/dining room (originally two rooms) with modern fitted kitchen comprising base and eye level units, with quartz worktop over and inset sink and drainer unit. Kitchen island with overhanging breakfast bar, appliance space for range cooker with stainless steel splashback and built in chimney hood, integrated microwave oven, fridge and freezer. Two double glazed sash windows to rear, overlooking the rear garden. High ceilings with ceiling coving, picture rail and inset spotlights. Wood flooring, radiator and two steps lead down to the dining area, which has wood flooring, a period fireplace a radiator and double doors leading through into the garden room/reception 3.

GARDEN ROOM/RECEPTION 3: (16'7" x 9'10") (5.06m x 3.00m) lovely bright garden room with three large Velux skylight windows, double glazed on two sides overlooking the rear garden and two sets of doors accessing the south-westerly facing garden. Inset spotlights, radiator and tiled floor.

CLOAKROOM/WC: low level wc with concealed cistern, wash hand basin with glass tiled splashbacks, wood flooring, radiator and inset spotlights.

FIRST FLOOR

LANDING: central landing with radiator, staircase continues to the upper levels with doors leading off to three double bedrooms and the family bathroom. A door accesses bedroom 4 (off lower mezzanine landing).

BEDROOM 1: (front) (21'4" max into bay x 13'9") (6.51m x 4.18m) large principal double bedroom with wide bay to front comprising of double glazed sash windows, high ceilings with ceiling coving and picture rail, attractive period fireplace, radiators and door accessing an generous en-suite shower room/wc.

En-Suite Shower Room/WC: (9'0" x 7'3") (2.74m x 2.21m) white suite comprising of an oversized shower enclosure, low level wc with concealed cistern, wash hand basin with storage drawers beneath, two windows to side, inset spotlights, part tiled walls, radiator and towel rail.

BEDROOM 2: (rear) (13'7" x 10'3") (4.14m x 3.13m) double bedroom with high ceilings, ceiling coving, picture rail, radiator and double glazed sash windows to rear, overlooking the rear garden.

BEDROOM 3: (front) (16'11" x 9'7" max into chimney recess) (5.15m x 2.93m) double bedroom with high ceilings, ceiling coving, picture rail, built in shallow storage cupboards to chimney recesses, attractive period fireplace, radiator and a sash window to front.

BEDROOM 4: (off lower mezzanine landing) (14'7" x 10'10") (4.44m x 3.29m) double bedroom with window to rear overlooking the rear garden, period fireplace, **Airing Cupboard** housing hot water tank and a radiator.

FAMILY BATHROOM/WC: (8'9" x 6'3") (2.67m x 1.91m) white suite comprising of panelled bath, low level wc with concealed cistern, corner shower enclosure with system fed shower, wall mounted wash basin, heated towel rail, part tiled walls, inset spotlights, extractor fan and window to side elevation.



SECOND FLOOR

LANDING: natural light provided by the attractive stained glass rooflight panel providing borrowed light from the skylight window over, doors lead off to bedroom 5, bedroom 6 (off mezzanine landing) and a utility room with adjoining shower room/wc, providing great flexibility to use the top floor as guest accommodation.

BEDROOM 5: (off mezzanine landing) (15'0" x 10'10" max into chimney recess) (4.57m x 3.30m) double bedroom with period fireplace, low level sash window to rear offering a open outlook over the rear and neighbouring gardens, radiator.

BEDROOM 6: (front) (15'5" x 12'2" max into chimney recess) (4.71m x 3.70m) pretty bedroom with a period fireplace, dormer sash window to front and radiator.

UTILITY ROOM: (15'0" x 5'9") (4.58m x 1.75m) a practical utility space nearest to bedroom 6 with a range of base level gloss units with square edged worktop over an inset stainless sink and drainer unit. Corner cupboard housing the Worcester gas central heating boiler, plumbing and appliance space for washing machine and fridge, skylight window, door accessing eaves storage space and door accessing shower room/wc.

SHOWER ROOM/WC: shower enclosure with Mirasport electric shower, low level wc and wall mounted wash basin.

OUTSIDE

OFF-ROAD PARKING & FRONT GARDEN: the property has the attractive advantage of having a landscape driveway providing off-road parking for at least 2 cars with established flower borders surrounding containing various plants and shrubs. A pathway leads off the driveway to the main front door of the house which has a handy access through the entrance vestibule through to the: -

REAR GARDEN: (43ft x 30ft) (13.11m x 9.14m) a glorious, peaceful south-westerly facing rear garden enjoying much of the day's sunshine. The garden has been tastefully landscaped with a small garden shed and sunken paved seating area closest to the property, shelter and sunlight. Few steps up to a lawned section with curved edge borders, plenty of plant life with shrubs and trees and to the bottom of the garden there are further seating areas, one of which has a pergola over, and a mature birch tree.

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: F

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		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

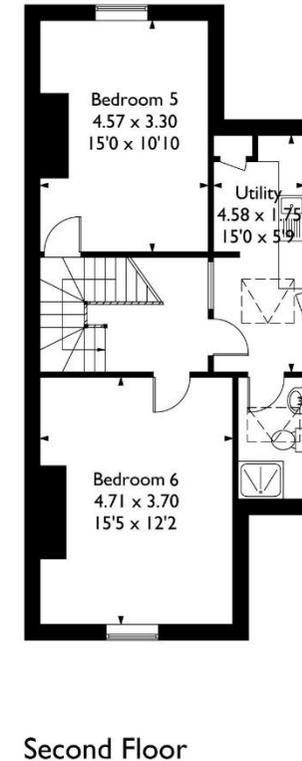
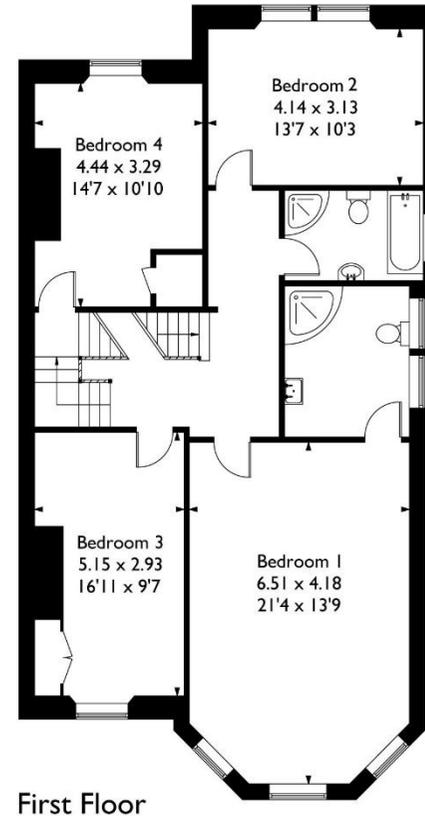
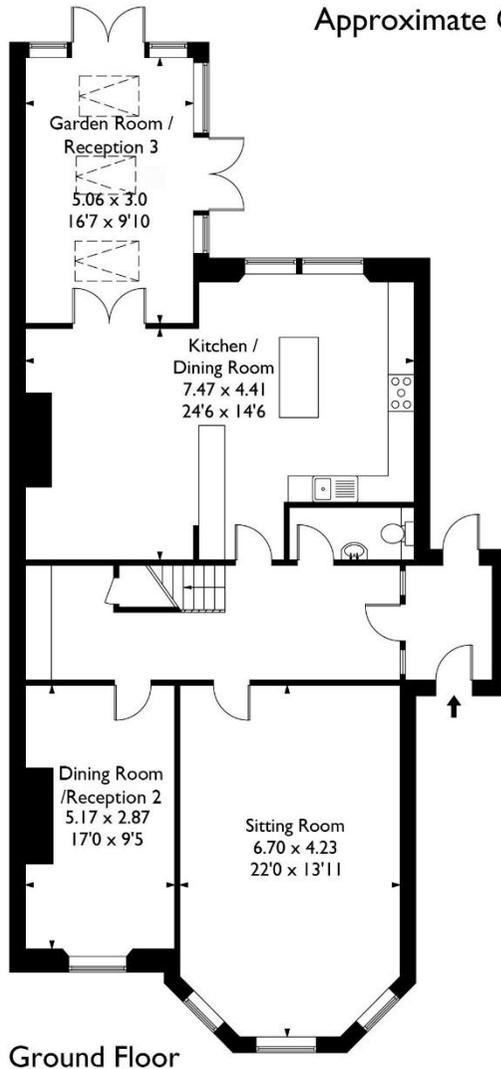
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





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Approximate Gross Internal Area 266.0 sq m / 2863.50 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.