



## Robertson Road

Bristol, BS5 6JT

£595,000



**\*\*Beautiful & Substantial Corner Family Home with Large Garage\*\*** A truly special home that must be viewed to fully appreciate the wealth of untouched period charm, generous proportions, and beautifully established sunny garden that this characterful property has to offer. Occupying an enviable corner position in highly sought-after Greenbank, close to the cemetery, this impressive family home combines timeless original features with practical modern living. From the moment you step through the door, the grandeur of the welcoming entrance hall is immediately apparent, showcasing original coving, decorative floor tiling, and beautiful wood flooring that set the tone for the rest of the property. To one side of the elegant central staircase are two spacious yet cosy reception rooms filled with period character, along with a cloakroom, the other side boasts a charming farmhouse-style kitchen diner with French doors opening onto the garden, perfect for family life and entertaining alike. Outside, the wonderfully sunny garden is rich with greenery and enjoys side-gate access ideal for bikes and everyday convenience. To the rear stands an exceptionally large garage with exciting potential to become a studio, workshop, gym, or even guest accommodation, subject to any necessary permissions. Upstairs, the spacious landing leads to three exceptionally generous double bedrooms alongside a versatile study, ideal as a cot room or home office. The colourful shower room also cleverly incorporates a practical laundry area. Homes of this size and character in such a desirable Greenbank location rarely remain available for long. Early viewing is highly recommended to truly appreciate everything this wonderful period home has to offer.



### Front Door

Wooden door to the side of the house on Daisy Road, original stained glass window above, opening into...

### Porch

Original tiled flooring, beautiful period coving, space for shoes and coats, wood framed door with stained glass detail opening into..

### Entrance Hall

Wooden flooring, radiator, dado rail, stairs to first floor, under stairs storage cupboard, doors into...

### Lounge 12'4" x 11'9" max (3.76 x 3.59 max)

Window to side and front, radiator. mantelpiece to chimney breast, picture rail and ceiling coving, carpet

### Dining Room 14'8" x 10'5" max into bay (4.49 x 3.18 max into bay)

Versatile second reception room. Double glazed bay window to front, radiator, shelving to alcoves, picture rail and ceiling coving, wood flooring

### Cloakroom 4'9" x 2'1" (1.45 x 0.66)

WC and wash hand basin with tiled splash backs, wood flooring, wood panelling, built in shelving

### Kitchen Diner 16'11" x 14'1" (5.18 x 4.31)

Great family/entertaining room with wood flooring, large period fireplace to dining area, ceiling coving, double glazed window to side, opening into Kitchen with wall and base units with granite work surface over, sink and drainer, tiled splashbacks, space for gas oven, French doors to rear garden

### Stairs

Dog leg staircase leading to spacious first floor landing with loft access, radiator and doors to...

### Shower Room 10'6" x 6'10" (3.21 x 2.09)

Obscure glazed window to rear, radiator, wc, wash hand basin, large shower cubicle, work surface over space and plumbing for washing machine

### Bedroom One 11'9" x 11'6" (3.59 x 3.53 )

Double glazed bay window to front, fireplace, wood flooring

### Bedroom Two 11'8" x 11'4" (3.56 x 3.46 )

Double glazed window to front, radiator, fireplace

### Bedroom Three 12'5" x 8'9" (3.79 x 2.68)

Double glazed window to side, radiator

### Cot Room/Study 7'5" x 6'0" (2.27 x 1.83)

Ideal home office or study. Double glazed window to side, radiator

### Garden

Lovely private walled South facing garden with flagstone patio seating area looking onto tons of greenery including climbers and veg patch, side gate to Daisy Road ideal for bike access, original tiles to path leading to....

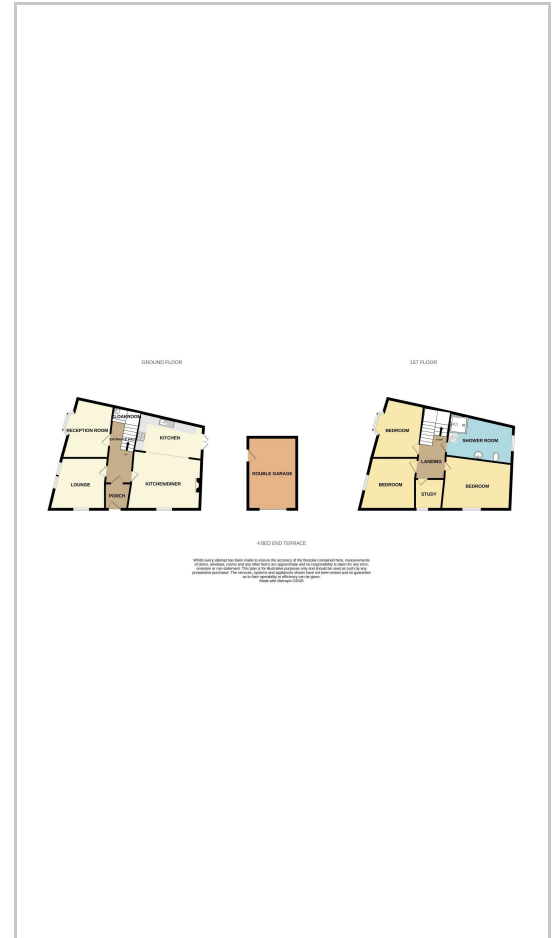
### Garage 20'9" x 16'2" (6.35 x 4.93 )

Power and light making great versatile work and storage space, the roof timbers allow further storage, up and over door opening onto Daisy Road

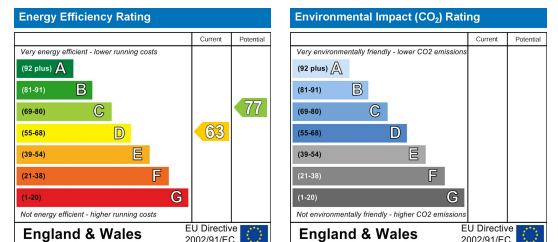
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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