



23 Cricklade Road, Bristol
£899,950

elephant 

23 Cricklade Road

Bristol, Bristol

- Well maintained 5 bedroom home
- Off street parking for two cars
- Welcoming living room with bay window and period fireplace
- Open plan kitchen/dining room
- Bi-fold doors leading to a sunny south facing garden
- Primary bedroom with en suite shower room
- Close proximity to independent shops and cafes of Gloucester Road
- Converted loft accommodating two bedrooms
- Excellent links to the City Centre
- 1822 sq ft

This well maintained home is approached via a paved driveway, providing practical off-street parking. An entrance porch offers a useful place to store shoes and coats. One door with stained glass detailing leading into the house and another providing direct access to the rear garden.

Inside, the carpeted hallway connects the main living spaces. At the front of the home, the living room is a warm and comfortable room, centred around a period fireplace. A wide bay window with stained glass panels brings in plenty of natural light, while original features such as cornicing and a ceiling rose add character.



To the rear, the open plan kitchen and dining space is light and welcoming. The kitchen is fitted with wooden cabinetry and granite worktops, offering good storage alongside integrated appliances and a Belfast sink. Wooden flooring continues through to the dining area, where skylights overhead and bi-fold doors create a bright, open feel. The doors open directly onto the south-facing garden, which has a mix of patio and lawn bordered by mature, cottage-style planting including flowering trees, shrubs and bulbs.

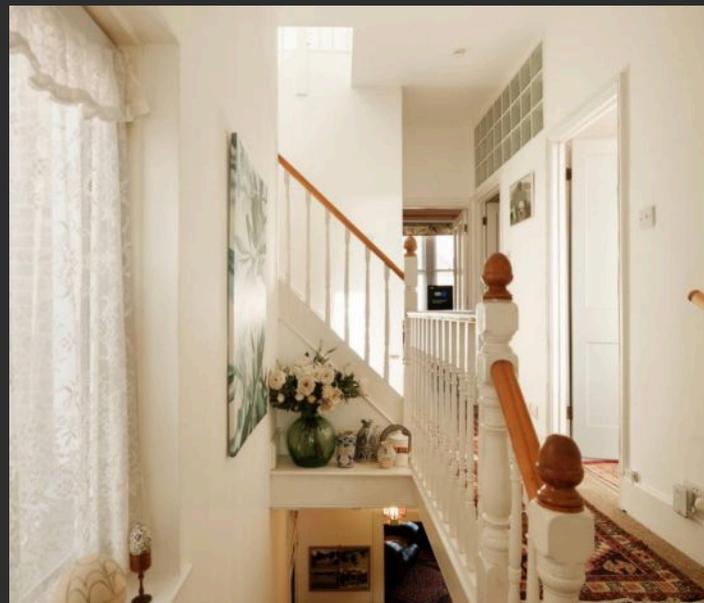
The first floor has three bedrooms and a family bathroom. The main bedroom sits at the front of the house and features stripped wooden flooring, a period fireplace and built-in storage within one alcove, along with its own en suite shower room. The second and third bedrooms both enjoy a sunny south-facing outlook and have space for double beds and additional furniture. The family bathroom is fitted with a shower over the bath, built-in storage and white tiling.

On the top floor, a skylight over the landing draws in natural light and there is further built-in storage. Two additional rooms sit on this level, both lit by skylights. One is large enough to accommodate a bed and dressing table or storage furniture and benefits from a bay window with far-reaching views across Bristol. The other is slightly smaller and would work well as a guest room or home office.

The property is well positioned for enjoying the independent shops, cafés and restaurants of Gloucester Road, which is just a short walk away. St Andrews Park is also close by, offering a welcome green space with open lawns, tennis courts and a café. The area is well connected for access into the city centre and surrounding neighbourhoods.



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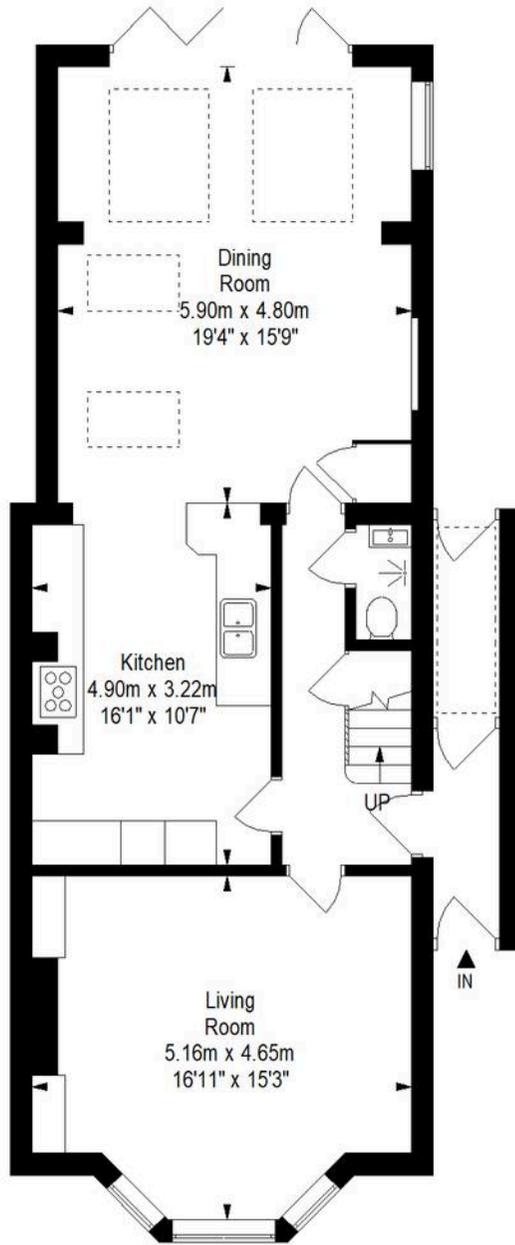
Cricklade Road, Bishopston, Bristol, BS7 9EW

Approximate Gross Internal Area = 164.6 sq m / 1771.8 sq ft
(Excludes Reduced Headroom Area)

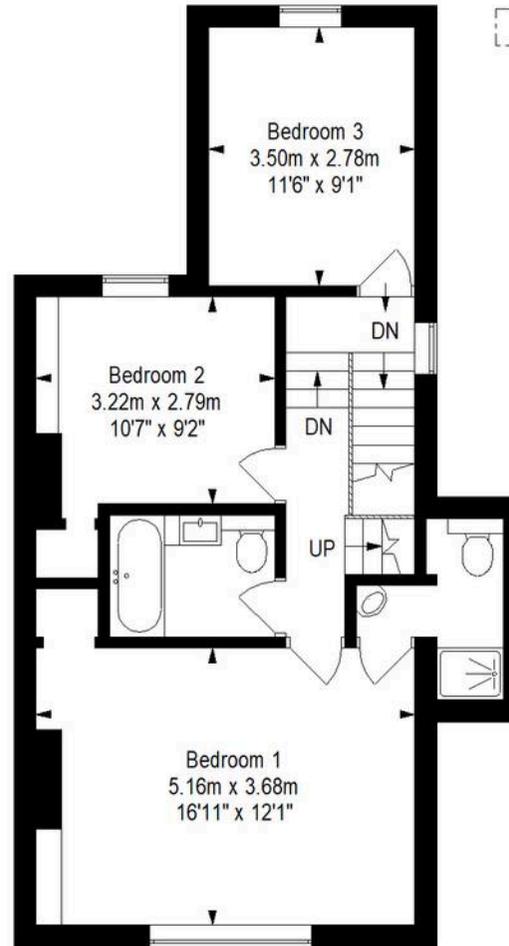
Reduced Headroom Area = 4.7 sq m / 50.6 sq ft

Total Area = 169.3 sq m / 1822.4 sq ft

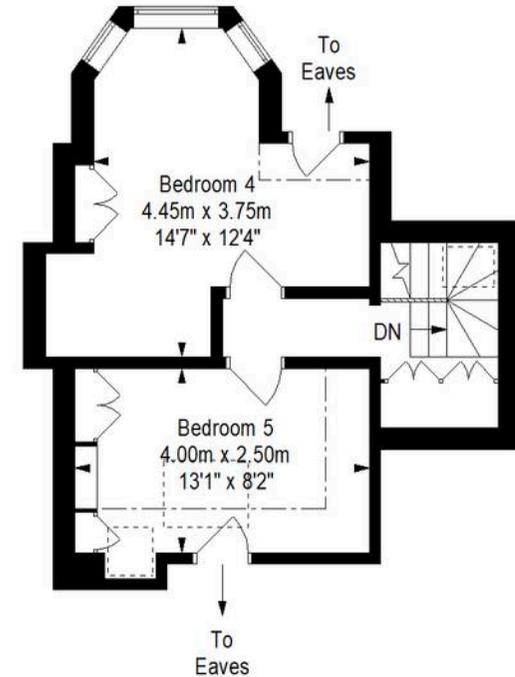
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print



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