



9 Wolseley Road, Bristol

Guide Price **£725,000**

9 Wolseley Road

Bristol

- A spacious and contemporary period family home
- Four bedrooms
- Principle bedroom with en-suite shower room
- Open plan kitchen/diner
- Two reception rooms
- Modern family bathroom
- Period character throughout
- Private courtyard garden
- Redland Green APR
- 1709 sq ft

Presented to a very high standard is this stylish and contemporary four bedroom Victorian home set on a quiet family road within the heart of West Bishopston.

The ground floor accommodation comprises a main entrance leading into the hallway complete with panelled walls, an insulated oak floor, sisal stair carpet, and a downstairs W/C located underneath the staircase. At the front of the property, the living room features a bay window fitted with UPVC double glazed windows, louvered style shutters, ornate cornice, ceiling rose and bespoke fitted storage within the alcoves.

Next door, the second reception room is currently used as a family/music room and connects seamlessly to the kitchen/diner via an open arch. Benefits include an original fireplace with striking tiled surround and hearth, ceiling rose/cornice and further fitted storage. The rear of the property has been extended in order to create a light and bright open plan kitchen/diner with bi-folding doors providing direct access out onto the rear garden. The kitchen has been tastefully designed around a

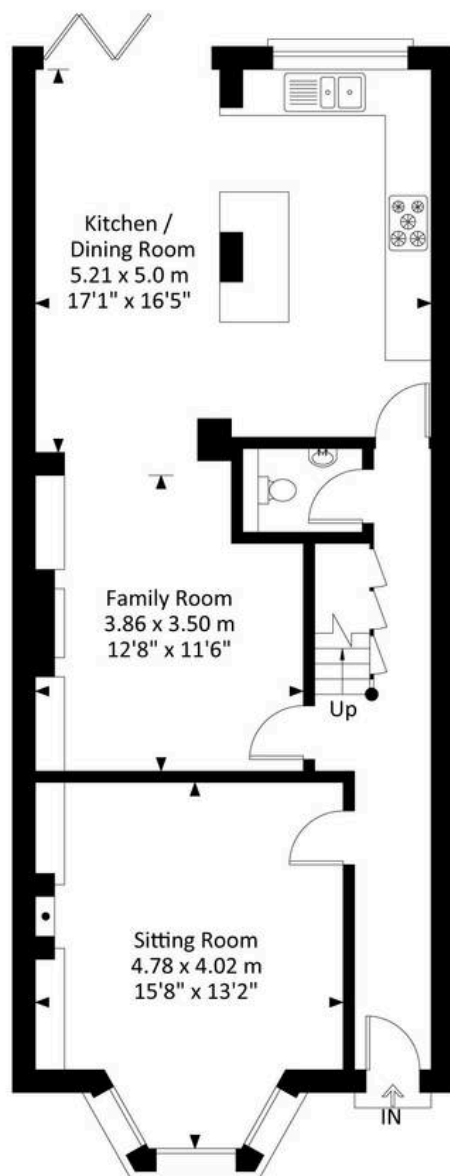


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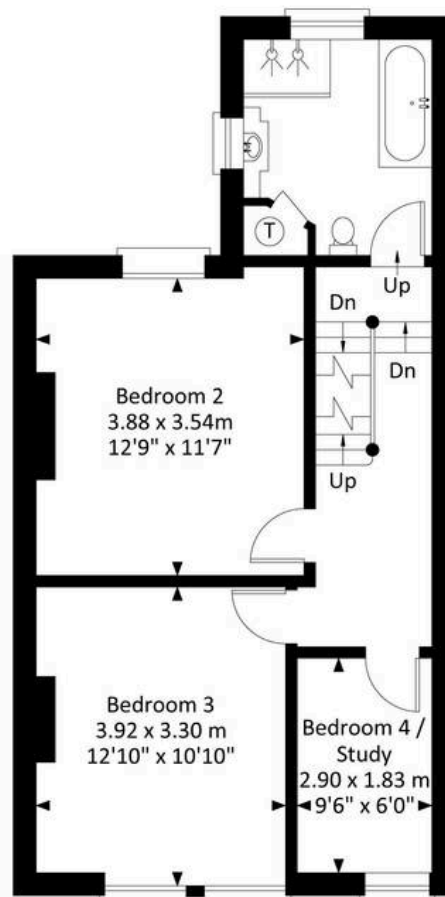


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Approximate Gross Internal Area = 158.83 sq m / 1709.63 sq ft

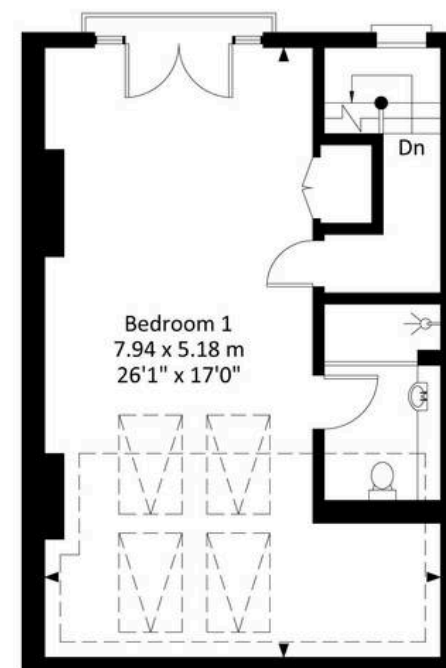


Ground Floor



First Floor

[Dashed line] = Restricted Head Height



Second Floor

Illustration for identification purposes only, measurement are approximate, not to scale.



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