



76 Chesterfield Road, St. Andrews
£1,000,000

76 Chesterfield Road

St. Andrews, Bristol

- Semi-detached Victorian family home
- Five bedrooms
- Close to St Andrews Park
- Popular schools nearby
- Off street parking for multiple cars
- A garage
- Close to Gloucester Road
- 2578.49 total sq.ft
- Retained period features
- Utility room

A grand five-bedroom Victorian semi-detached home set within a substantial corner plot, with off-street parking for multiple vehicles, a garage and within 150m of St Andrews Park.

Approaching the property, your eyes are drawn to an entrance porch with impressive stained glass windows to three sides, tessellated tiled flooring, and a door to the entrance hall, which has original panelled doors to the ground-floor rooms, a storage cupboard, and stairs rising to the first-floor accommodation.

The sitting room to the front retains decorative cornice, a ceiling rose, picture rail and double-glazed windows to a large bay, while the adjacent family room also retains cornice and picture rail with the addition of a tiled fireplace and double-glazed window. Across the hall, the dining room is open to the kitchen and features a large bay to the side elevation with double-glazed windows,



cornice, picture rail and dado rail with an opening and doorway leading onto the kitchen. The kitchen has a range of wall and base units with an inset stainless steel sink and drainer, an electric oven and hob, a storage cupboard, a fitted original Welsh dresser and a door to the utility, which has space for freestanding appliances, an additional sink and a door to the garage with a door to the garden and an up-and-over garage door.

On the first floor, each bedroom is generously proportioned, with high ceilings and double-glazed windows. Bedroom one to the front feels bright and light with natural light streaming through the large bay windows, as does bedroom two with an equally sized bay to the side elevation. Bedroom three and four are both neatly decorated and carpeted with views over the front and rear; bedroom four also retains a period feature fireplace. A family bathroom completes the first floor and comprises a panelled bath, wash hand basin and w.c, part tiled walls and a stained glass window to the side elevation.

Up to the second floor, bedroom five has a dormer window to the front and access to plenty of eaves storage. Across the hall, the bathroom comprises a panelled bath, separate shower cubicle, w.c, wash hand basin and a dormer window with views towards St Andrews Park.

The sizable rear garden is mostly block paved with two raised patio seating areas and two sets of double gates (one set fitted with electronic opening capabilities). The garden can accommodate multiple vehicles while offering enough space to re-landscape and retain off-street parking spaces should a new buyer wish. Additionally, steps lead down to an undercroft, which offers further storage options or development opportunities.



76 Chesterfield Road, St. Andrews, Bristol, BS6 5DP

Approximate Gross Internal Area = 2275.06 sq ft / 211.36 sq m

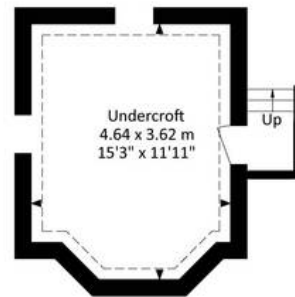
(Excluding Attic / Eaves Storage)

Garage Area = 133.47 sq ft / 12.40 sq m

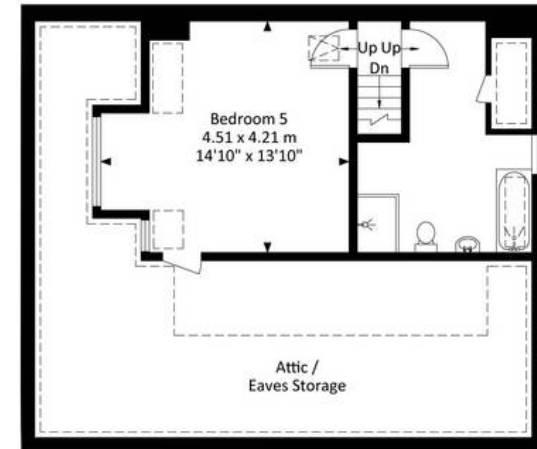
Undercroft Area = 169.96 sq ft / 15.79 sq m

Total Area = 2578.49 sq ft / 239.55 sq m

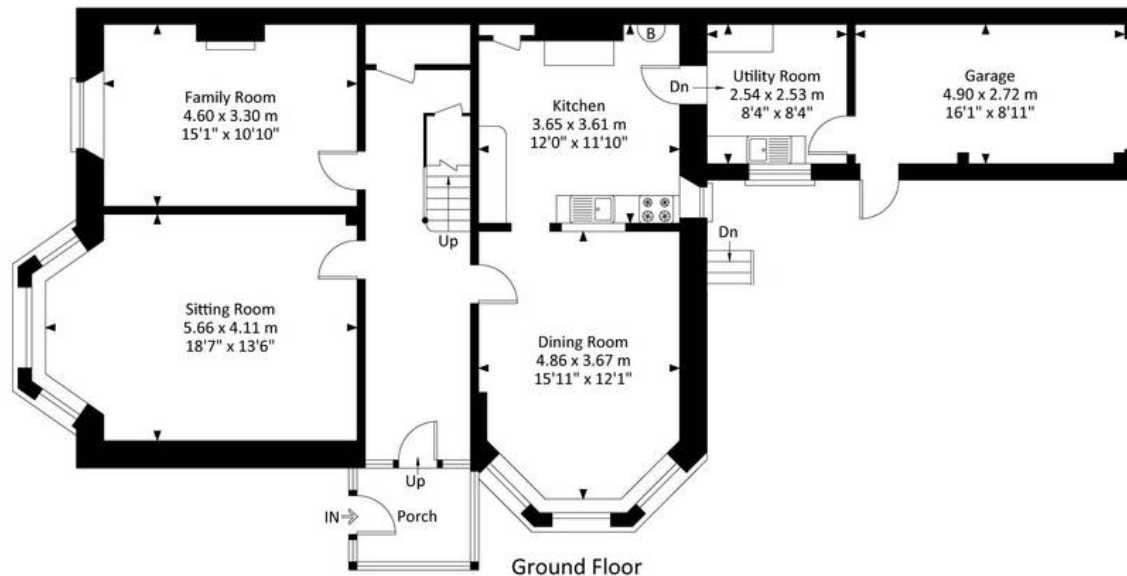
 = Restricted Head Height



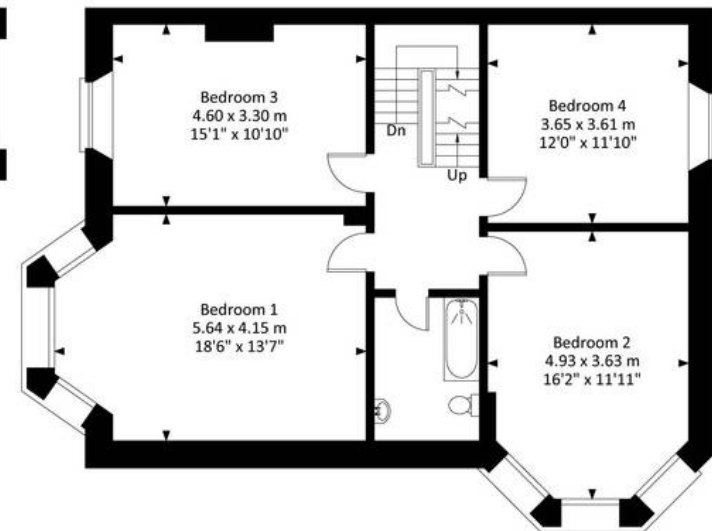
Undercroft



Second Floor



Ground Floor



First Floor

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



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