



HOPEWELL

SALES

£575,000 Freehold



Royal Victoria Park, Bristol BS10 6TD

PROPERTY DESCRIPTION

Hopewell are delighted to bring to the market this beautiful family home that combines the efficiency and design of a modern build, with the charm and features of a Period Townhouse. The principle living rooms boast the high ceilings and generous room proportions that traditional townhouse living has to offer. This is complemented by features such as natural stone fireplaces with mantle and surrounds, ceiling mouldings, skirting and architrave. There are large wooden double glazed windows throughout, and french doors opening onto a patio to the rear garden at ground floor level, and a Juliet balcony on the first floor to the front.

The spacious accommodation has a sophisticated feel to it, and has been upgraded over time by the current owners. The principle feeling in the home is that of light and space. This is mainly due to the staircase to the south west corner of the property that profits from dual aspect windows acting as a light well and allowing light to cascade through the heart of the home.

The gardens are to the rear of the property and can be accessed via the large wooden double glazed french patio doors from the dining area of the kitchen diner, once these doors are open it really connects the patio and dining area making it an ideal space for sunshine breakfast, or indeed "al fresco" living throughout the day.

Royal Victoria park is a suburb situated to the North West of Bristol, and as such offers good access to not only Bristol City Centre, but also the motorway network. Royal Victoria Park is a popular family location, and is ideally positioned only a quarter of a mile away from ofsted "Outstanding" Little Mead Primary Academy. The local secondary schools are close, with Bristol Free School being within walking distance. This neighbourhood also forms a strong catchment area for Bristol's independent schools such as Bristol Grammar School, QEH or Badminton.

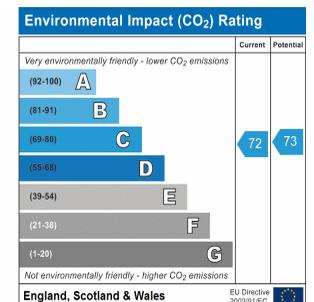
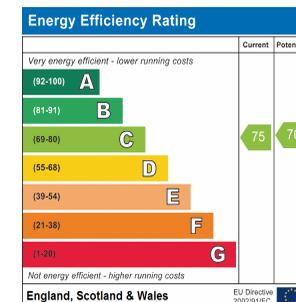
Perceived as a development of "Luxury Executive" homes, Royal Victoria Park has historically attracted young professional families, and in particular medics as it is well positioned to service Southmead Hospital.

Hopewell believe that this property offers a unique lifestyle opportunity, both in the way that it combines the efficiency and design of a modern build with the classic features of a townhouse, and the ability to live "al fresco". We recommend a prompt viewing of this property so as to avoid the obvious disappointment of missing out.



FEATURES

- Fantastic family home
- Modern link detached
- Popular Family location
- Flexible accommodation, 2 receptions, 4 Double Bedrooms, 2 with En suites
- Great sized living spaces
- Beautifully presented
- South East facing garden
- Wooden Double glazing throughout
- Wonderful feature stairwell
- Garage and parking spaces
- Great access to City and Motorway networks
- Recently updated to a high standard





ROOM DESCRIPTIONS

Approach

Royal Victoria Park is entered through a pair of impressive stone pillars, the road progresses through the development passing numerous areas of landscaping that incorporates areas of planting with a wealth of mature trees and shrubs. Number 65 can be found at the head of a cul-de-sac.

Entrance

An attractive entrance with an open sided portico is supported by an ornate pillar, and offers protection to the wooden front door enveloped by double glazed picture windows to either side and above leads to the:

Hallway

3.60m x 1.98m (11' 10" x 6' 6") A wide and bright hallway welcomes you to this family home, with high ceilings that are finished with coving, wooden skirting and architrave, and tiled flooring. There is an oak staircase with balustrade and oak handrail ascending to the first floor with a useful storage area and cupboard under. There are numerous electrical sockets, light fittings and switches. Double doors lead to the kitchen/diner and further doorways lead to the cloakroom and integral garage.

Kitchen/Dining Room

7.40m x 4.70m (max) (24' 3" x 15' 5") Double doors open into a light room with a bank of wooden double glazed windows incorporating a pair of wooden double glazed french patio doors that open to the rear patio and garden beyond, a further pair of wooden double glazed windows to the rear. There are high ceilings that finished with coving, there is wooden skirting and architrave, and the floors are tiled. Fitted 18 months ago the well appointed kitchen benefits from numerous wall and base units that are finished in white high gloss enhancing the already light and bright room. The base units are topped off with pencil edged star galaxy granite, and incorporate a counter hung one and a half bowl sink with drainage grooves carved into the granite to the side, an integral dishwasher, wine chiller fridge, stainless steel double oven with a 5 ring gas hob over with aluminium splash back and contemporary chimney extractor fan over, integral eye level microwave, fridge and freezer. The base units and worktop return in the middle of the room forming a breakfast bar and a divide between the two areas. The dining area has an attractive chrome finished gas fired coal effect fireplace on a stone hearth with stone mantle and surround. The French Patio doors open to the South East facing patio really connecting the room to the garden, and enabling sunshine breakfast or indeed "al fresco" living through out the day. There are ceiling mounted down lighters, and further light fittings, chrome switches, numerous chrome electrical sockets and TV and telephone points. Two double radiators.

Cloakroom

2.28m x 1.17m (7' 6" x 3' 10") A contemporary bathroom which is tiled to dado height and finished with a mosaic band, the floor is tiled, and there is wooden skirting and architrave, a white suite comprising of pedestal wash hand basin with mono block mixer tap over, WC with integrated cistern, topped off by granite. There is a useful fitted high gloss cupboard. Ceiling mounted chrome effect down lighters, chrome lightswitch.

First Floor Landing

2.87m x 1.98m (9' 5" x 6' 4") Wooden double glazed window to the front elevation with a feature archway over, oak stairs with balustrade and oak handrail ascending to the top floor and descending to the ground floor. The stairwell boasts dual aspect wooden double glazed windows to the south west corner of the property allowing light to flood into the heart of the home. A wide landing with exposed wooden floors and double doors into the sitting room, and further doorways into bedroom four/office and the family bathroom. There is wooden skirting and architrave, ceiling light fittings, electrical sockets and switches, double radiator.

Sitting Room

7.35m x 4.91m (24' 1" x 16' 1") at maximum: Double doors open to this sophisticated room with numerous double glazed windows to the rear elevation forming a full height feature window allowing natural light to flood into the room, a further set of wooden double glazed window to the rear aspect. A well proportioned room with exposed wooden floors, high ceilings dressed with coving, wooden skirting and architrave, a chrome finished gas fired coal effect fireplace sits on a stone hearth with a carved stone mantle piece and surround. Numerous chrome finished electrical sockets, TV point, chrome switches, pin sport down lighters. Three double radiators.



Bedroom 4/Office

2.98m x 2.87m (9' 9" x 9' 5") High ceilings finished with coving, wooden double glazed french patio doors open onto a Juliet balcony to the front elevation. Wooden floors with wooden skirting and architrave, ceiling light point, various electrical sockets, telephone/internet point, light switch, radiator.

Family Bathroom

High ceilings, wooden double glazed windows to the side elevation incorporating opaque glass, tiled to dado rail height, matching white suite comprising of a wall mounted wash basin, WC with integrated cistern topped off by marble and creating a deep display window sill, double ended oval bath with side panel and serviced via a mixer/tap/shower. Chrome shaving point, wall mounted light, radiator.

Top Floor Landing

Wooden double glazed windows to the front aspect, Dual aspect windows to the south west corner allowing light to flood in enveloping the oak stairs that descend to the first floor, the wooden balustrade and oak handrail continue forming a gallery landing, ceiling coving, exposed wooden floor, wooden skirting and architrave, exposed wooden floor, Walk in Airing cupboard housing water tank and system for domestic hot water. radiator, doorways to:

Master Bedroom

3.6m x 3.21m (11' 10" x 10' 6") A bank of wooden double glazed windows to the rear aspect forming a full height feature wall of windows. wooden skirting and architrave, two double and one single walk in storage wardrobes, chrome finished ceiling down lighters, various chrome finished electrical sockets and switches, double radiator, a doorway leads to:

En suite - Tiled to dado rail height, fully tiled walk in double shower enclosure with chrome finished integral controls and handset and bar, with a glass door with chrome finished frame, matching white suit comprising wall hung wash basin with mono block mixer tap over, WC with integrated cistern that forms an attractive mirrored alcove with useful marble shelf, chrome finished heated towel rail, wooden skirting and architrave, ceiling down lighters, extractor fan.

Bedroom 2

3.3m x 2.9m (10' 10" x 9' 6") Wooden double glazed windows to the rear aspect, ceiling coving, wooden skirting and architrave, double walk in wardrobe, single walk in wardrobe, ceiling light point, radiator, door to:

En suite - Wooden double glazed window to the side elevation comprising of opaque glass, Tiled to splash back, tiled floor, matching white suite comprising of fully tiled walk in double shower enclosure with integral chrome finished controls and handset with bar, glass and chrome framed door, wall mounted wash basin with chrome finished mono block mixer tap, WC with integral cistern, heated towel rail.

Bedroom 3

2.9m x 2.74m (9' 6" x 9' 0") Wooden double glazed window to the front aspect, wooden skirting and architrave, ceiling coving, double radiator, ceiling light point, various electrical sockets and switches.

Rear Garden

8.77m x 8.64m (28' 9" x 28' 4") A great asset of this property is the South East facing level garden that is mainly laid to lawn, but has the benefit of a decked and patio area that is directly accessed via a pair of French Patio doors from the Kitchen Dining room. making it ideal for sunshine breakfast, and indeed al fresco living throughout the day. The private garden is enclosed by close board fencing, and benefits from external lighting, up lighters within the decking, power and an outside tap.

Integral Garage

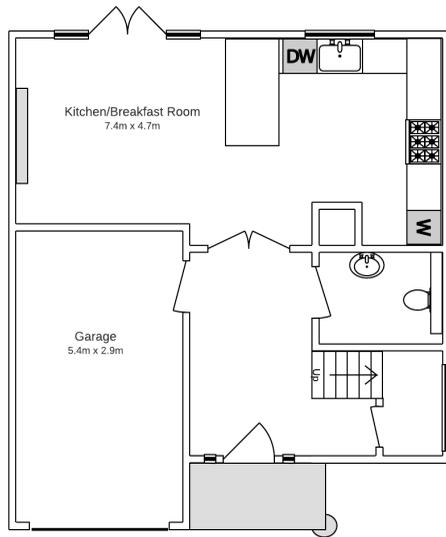
5.4m x 2.9m (17' 9" x 9' 6") Accessed via an up and over door, and with further access via a door to the hallway this garage has a fully tiled floor, and has the added benefit of power and lighting.

Front Garden

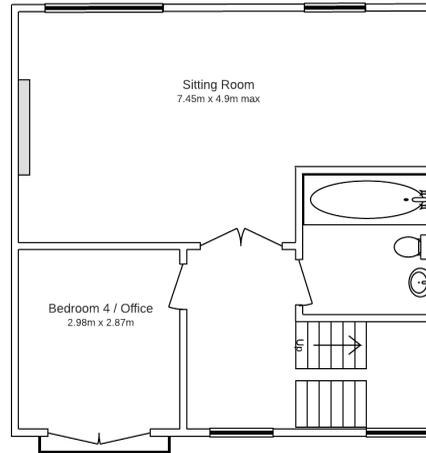
There is a private driveway that offers ample parking for two cars and pedestrian walkway to the house, a landscaped front with paving slab pathways and patio. There is an attractive stone wall to the southern boundary.

FLOORPLAN

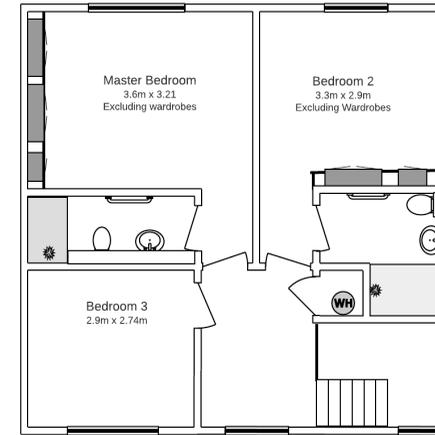
Floor Plan 65 Royal; Victoria Park



Ground Floor



First Floor



Second Floor

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