



Salisbury Road
Redland, Bristol

HAMPTONS
INTERNATIONAL

Beyond your expectations

Salisbury Road, Redland, Bristol, BS6 7AS

*A handsome semi detached Edwardian residence positioned
on a sought after tree lined road in Redland*

Entrance hall | drawing room | split level kitchen/breakfast room | dining room
study/family room | 5 bedrooms 3 bathrooms | attic room | 2 parking spaces
South westerly gardens.



Description

True to its origins, the property retains elegant, yet simplistic architecture with a range of period features including; ornate fireplaces, stained glass windows, high ceilings, sash windows and well proportioned rooms with picture rails.

A light and airy porch doubles up as a boot room providing great space with a tiled floor. This in turn leads in to the entrance hall feeding a number of rooms. To the front of the house, the main drawing room has a fabulous bay window complimented further by the wooden flooring, picture rail and a central fireplace with detailed surround. This sits back to back with a second sitting room offering the flexibility to double up as a family/music room or study with views to the front.

To the rear of the property, the split level kitchen/breakfast room incorporates a wide variety of storage facilities with space for dishwasher, washing machine and range style cooker. An archway divides the kitchen from the 17ft. dining room with double sash windows looking out to the rear and centrally positioned feature fireplace. Additional areas on the ground floor include a shower room and ceiling to floor fitted storage cupboards positioned to the rear of the hallway.

A mezzanine level bedroom is located between the ground and first floor with views to the rear of the house and a range of built in storage and a handy sink tucked away in the corner of the room. On the first floor there are three rooms with the most comprehensive in size currently being utilised as a first floor sitting room with double sash windows and brick built fireplace. Tucked between them all is the family bathroom with both free standing bath and separate shower cubicle.

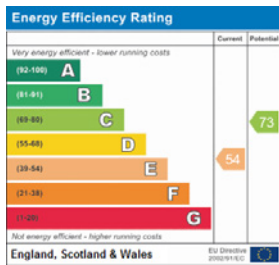
From here, stairs lead to a second mezzanine with an additional bedroom and finally up again to a second bathroom and walk in attic room, both allowing the light to flood in via the velux windows.

Outside


The rear garden enjoys a sunny south-westerly aspect and is accessed via doors from the kitchen/breakfast room. Immediately to the rear of the house, a paved seating area provides an ideal space for alfresco dining with steps leading to the garden encompassed by borders offering a range of mature shrubs and a useful greenhouse and garden shed. A block paved driveway is located to the front of the house with off street parking for two cars and additional planted borders.

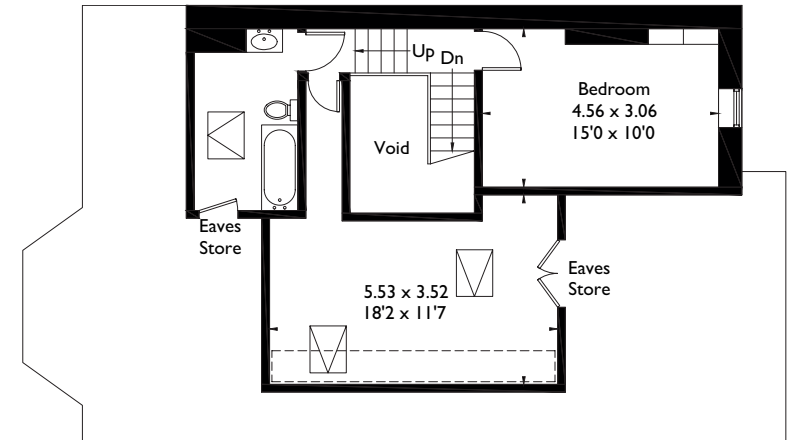
Sailsbury Road is an incredibly popular and convenient location, situated on a tree lined avenue within a mile of Gloucester Road. The road remains popular with many young families due to the excellent local school system including a number of the well regarded state and private schools in the locality. The nearby Whiteladies Road offers a plethora of shops, amenities, restaurants and bars. Vehicular access to the M5 and M4 motorway network is via the A4018 at junction 17 of the M5.



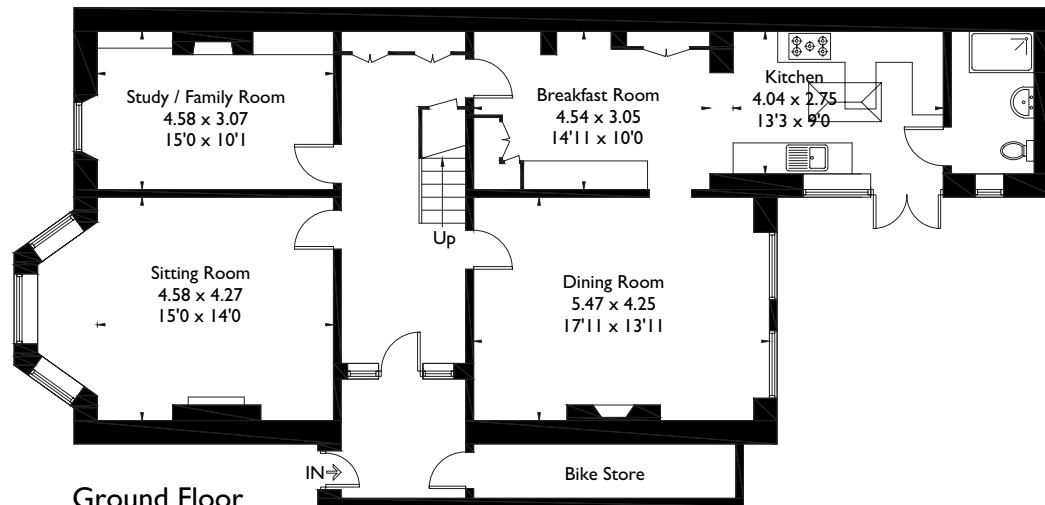


Approximate Gross Internal Area = 269.9 sq m / 2905 sq ft
(Including Bike Store / Excluding Void)

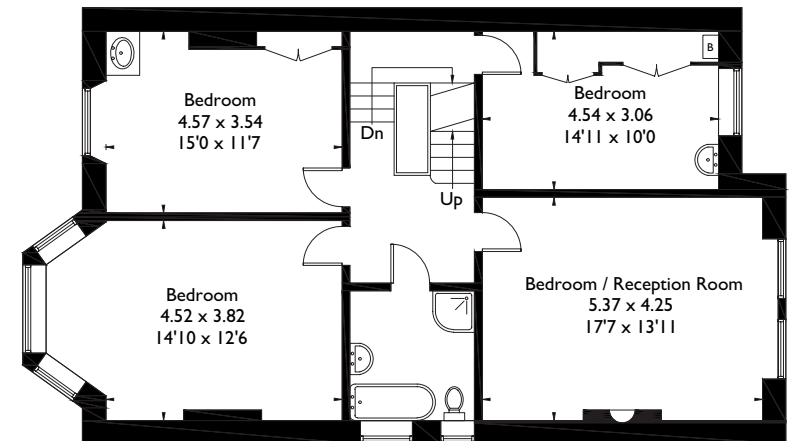
 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



First Floor

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FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

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