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8 |  
GOLDNEY ROAD, BRISTOL, BS8 4RB



Houses such as this are extremely rare to market. This impressive four bedroom detached house comes presented in fabulous condition throughout. Located in a quiet cul-de-sac close to Clifton Village this really is a beautiful property which is presented to show its period charm enhanced with contemporary styling.

Based over three floors this house has a flexible layout and has been designed to accommodate all the requirements of modern living. The fourth bedroom is based on the lower ground floor and has a dedicated bathroom so this could be a great option for a live-in relative or will give great personal space to a teenager.

The beauty of this house is the flow of the living space which is big enough for sociable family gatherings but with smaller intimate spaces for those family members who like to do their own thing. On the ground floor there are two beautifully presented sitting rooms, the first to the right is currently arranged as a snug or cinema room complete with log burner just great for enjoying a cosy nights entertainment. The second sitting room has a lovely contemporary feel and with a dual aspect is light and bright with a 2nd log burner. The impressive glass balustrade is quite a feature and stairs lead down to the lower ground floor kitchen.

The bespoke kitchen and dining room again continues the contemporary feel with clean lines and a range of integrated Neff appliances including fridge/freezer, dishwasher and double oven. This delightful room is great for entertaining and, even though on the lower ground floor, has great views to the rear across Bristol. Completing this floor is a useful utility room and access to the rear garden.

Upstairs to the first floor are three well proportioned double bedrooms each with a pleasant outlook and serviced by the luxurious family shower room.

Outside is a private walled garden with paved seating area great for bbqs, flower borders, a small lawned area, and storage sheds.



## Features

- Detached 4 Bedroom House
- Excellent Clifton Location
- Immaculate Presentation
- Two Reception Rooms
- Open-plan Kitchen Dining Room
- Private Walled Garden





#### Sitting Room

12'4" x 18'4" (3.77 x 5.60)

This light bright room has a lovely contemporary feel aided by the dual aspect with bay window to the front and two windows to the side aspect. The room is decorated in modern, neutral tones and has wooden parquet flooring, a log burner and very impressive glass balustrade on the open staircase leading down to the lower ground floor.

#### Snug

12'9" x 11'3" (3.91 x 3.44)

This impressive room is currently utilised as a snug/or cinema room and has a lovely cosy feel to it. This is aided by the parquet flooring, 2nd log burner, cast iron radiators and darker contemporary decor. Again dual aspect with a window to the side overlooking the enclosed rear garden, and bay to front over looking Goldney Road.

#### Kitchen/Dining Room

18'9" x 17'4" (5.74 x 5.30)

On the lower ground floor this is a great entertaining space for the sociable cook. The modern kitchen has a range of wall and base units, Neff appliances including double oven, fridge/freezer, dishwasher and induction hob. There are two windows to the side aspect with one giving incredible and unexpected views over Bristol, a nice touch for a lower ground floor room. The dining area is well designed and incorporates a range of built-in storage and shelving units.

#### Utility Room

Very useful utility room providing space for and plumbing for washing machine and tumble dryer and giving access to the rear garden.

#### Fourth Bedroom

12'4" x 10'4" (3.77 x 3.15)

This lower ground floor room adds an interesting option to the house and is served by a luxury bathroom. Currently set up as a home gym, this room could be used as a playroom but gives a great option to provide accommodation for an older relative giving them some personal space while still being part of the family home or offering a great space to an independent teenager.

#### Bathroom

A great addition to the house this luxurious bathroom is fully tiled and has a bath and shower cubicle, basin within vanity unit and wc.

#### Bedroom One

12'9" x 9'9" (3.91 x 2.98)

This double bedroom is decorated in modern tones and has wooden flooring, there is a sash window to the front aspect and built-in wardrobes.

#### Bedroom Two

12'1" x 9'6" (3.70 x 2.92)

This double bedroom with window to front aspect has built-in wardrobes and is decorated in modern tones with wooden flooring.

#### Bedroom Three

12'8" x 8'7" (3.87 x 2.62)

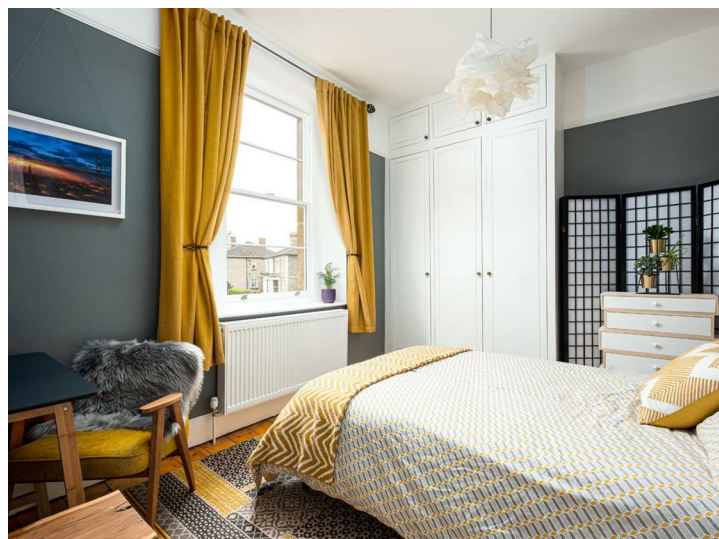
This double bedroom is decorated in modern tones, with wooden flooring and enjoys a dual aspect with windows to rear and side aspect.

#### Shower Room

Luxurious shower room with contemporary styling, walk-in shower cubicle, basin set in vanity unit and wc.

#### Outside

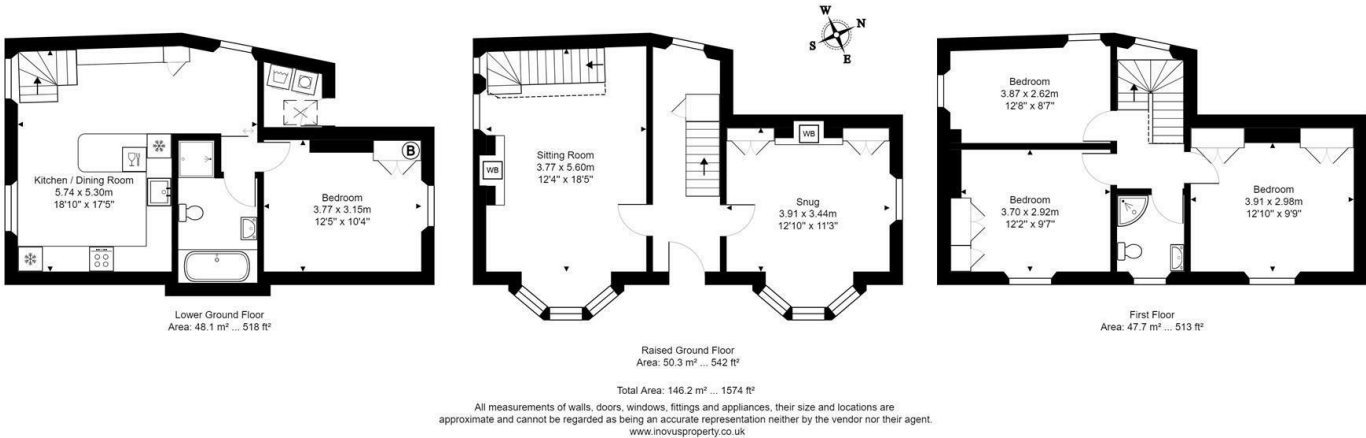
To the side of the property is a private walled garden which is terraced with a lovely paved seating area just great for summer barbeques. There are raised flower beds and a small lawed area. To the rear are a number of storage sheds, bin store and direct access to Goldney Road.



# TENURE FREEHOLD

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 81        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.