



**SARAH CLARK**  
PROPERTY CONSULTANTS

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RAGLAN PLACE, BRISTOL, BS7 8EQ

This beautiful Victorian home is situated in an excellent location in a quiet cul-de-sac but close to the vibrant Gloucester Road and within the Redland Green Secondary School catchment area. With an eclectic mix of both period features and contemporary styling this is a surprisingly spacious home designed to meet the needs of the busy modern family.

The downstairs accommodation includes: a stylish lounge to the front of the property with bay window and period working fireplace this makes a beautiful family room in which to relax and unwind. To the rear of the property is a large open-plan kitchen, dining room and utility area. This room has been designed for family time or entertaining so is a great space for a sociable family. There are patio doors in both the kitchen and dining room leading out to the rear decking and garden and the practicalities of running a busy home are well serviced by the utility area to the rear of the dining room.

Upstairs on the first floor are two large double bedrooms and family bathroom. The current owners have made great use of space by providing the master bedroom with an enviable dressing room. This light bright room is served by two windows to the front of the property, and provides a very grown-up and peaceful bedroom.

Up to the top floor and you will find a large and flexible space for either a large home office excellent for those now being assigned to work from home, or a large third bedroom which is served by a separate shower room.

Outside to the front is a small garden which the owners currently fully utilise to enjoy socialising with the very friendly neighbours.

This house has been lovingly refurbished and designed in such a way as to meet all the needs of a modern family.

The Gloucester Road with its vibrant mix of independent shops, restaurants and cafes is a short distance away and the house is in the catchment area for Redland Green Secondary School, Bishop Road and The Dolphin Primary Schools



## Features

- 3 Double Bedrooms
- Master with Dressing Room
- Victorian Terrace
- Loft Room with Shower Room
- Redland Green Catchment Area
- Gloucester Road Location



### Lounge

13'6" x 14'5" (4.12 x 4.41)

This lovely lounge is perfect for a family room or for a relaxing grown-up haven. Decorated in such a way as to make the most of the traditional features but adding a contemporary twist the room has a bay window to the front, fireplace with working open fire, coving and wooden flooring. The contemporary colour scheme adds to the grandeur of this lovely room and gives a very warm and cosy feel.

### Kitchen/Breakfast Room

17'1" x 13'6" (5.22 x 4.12)

This is the perfect space for a busy and sociable family the room is designed to flow through to the rear of the house thereby maximising space, and providing a breakfast bar as well as a more formal dining area, and to the very rear a very useful utility area.

The beautiful kitchen has a range of wall and base units, Belfast style sink with mixer tap, space for range style cooker, and integrated fridge/freezer. There is also a very useful pantry style cupboard which gives further storage by utilising the area under the stairs.

There are two sets of patio doors leading from the rear and side to the decking area so you can make the most of the outside entertaining area.

### Dining Room

7'1" x 16'5" (2.16 x 5.02)

The dining room extension has a beautiful glass lantern roof to maximise light and at the end there is a useful utility area which has space and plumbing for a washing machine, storage cupboard and stainless steel sink and drainer.

### Bedroom One

11'9" x 11'8" (3.60 x 3.57)

The current owners have maximised all storage space possible in this house. The master bedroom has been designed to include a walk-in wardrobe/dressing room area. This is an amazing addition to any house and lends to a clutter-free sleeping area and a whole separate area to store clothes and belongings.

### Dressing Room

4'9" x 9'5" (1.46 x 2.88)

A very welcome addition to the master bedroom providing space to keep belongings away from the main sleeping area and providing extra storage.

### Bedroom Two

10'4" x 10'11" (3.17 x 3.33)

A light and bright double bedroom situated to the rear of the property.

### Bathroom

Decorated with a contemporary colour scheme the bathroom has a window to the rear, bath with both rainfall and hand-held showers, basin set into vanity unit and wc. There is also storage cupboard and useful shelving.

### Loft Room/Bedroom Three

17'1" x 19'5" (5.22 x 5.94)

The top loft room has been converted to provide a good sized bedroom three with dedicated shower room. For those now working from home this room also provides an excellent space for a home study. The room is flooded with light from the two velux windows, and window to rear.

### Shower Room

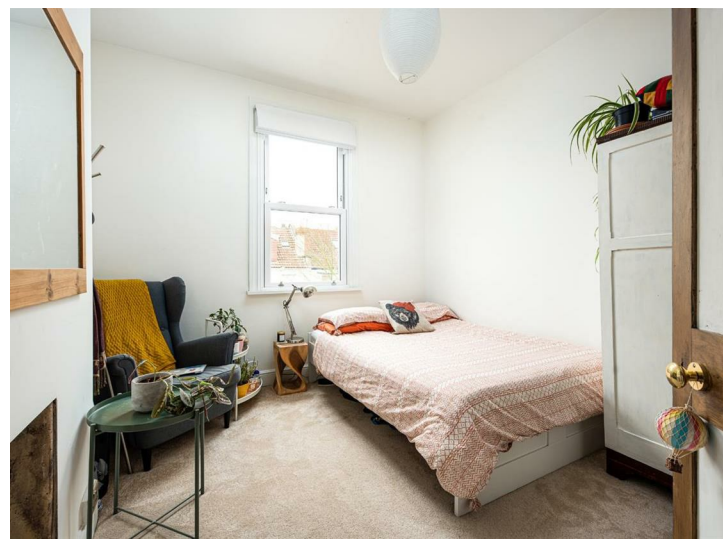
Good sized shower room serving the third bedroom. With large walk-in shower cubicle, wc and basin and window to rear aspect.

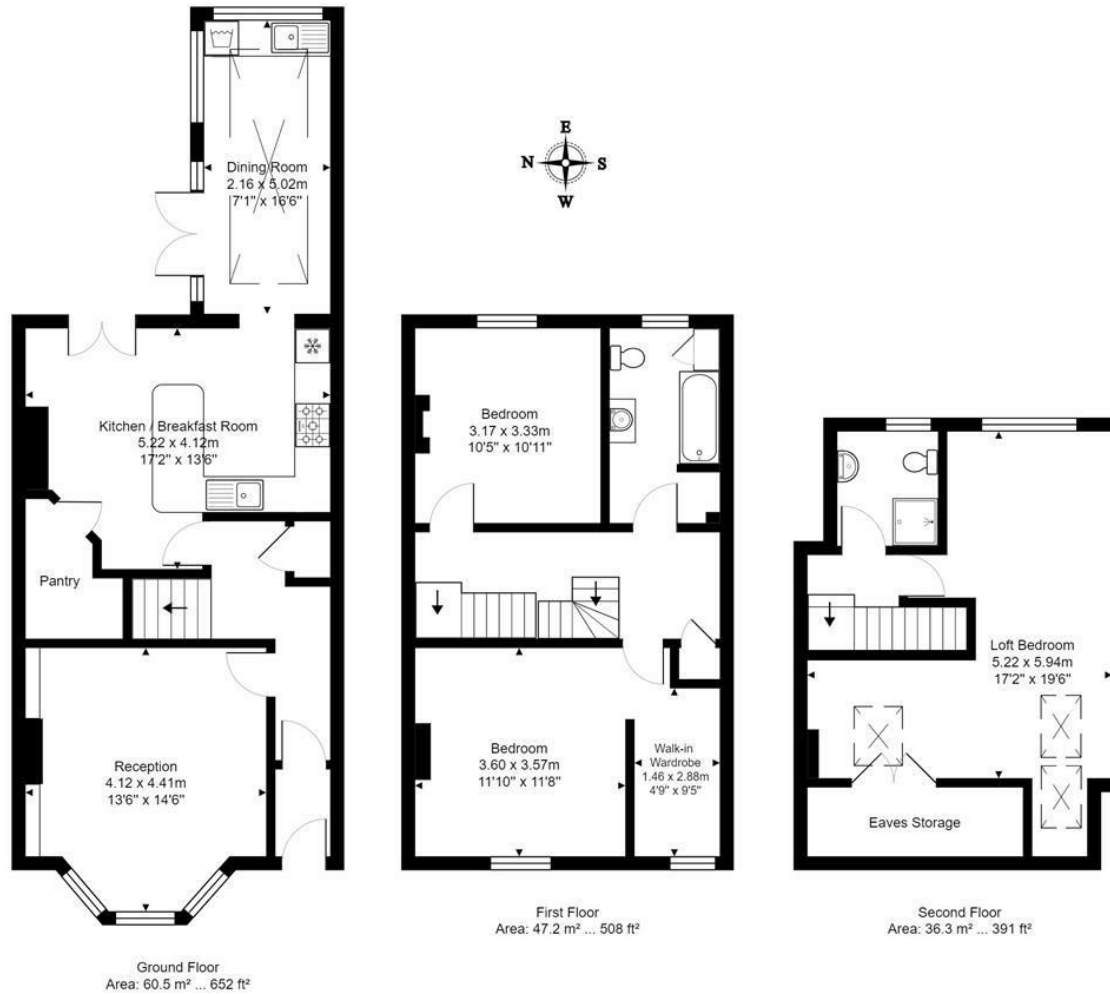
### Outside

The the front of the property is a sunny garden which the current owners utilise on a regular basis to socialise with the very friendly neighbours.

To the rear of the property there is decking to the side of the house and a gravelled and paved area to the rear which contains a sunken bbq/firepit. Ideal for entertaining on summer evenings.

### Tax Band C





Total Area: 144.1 m<sup>2</sup> ... 1551 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.