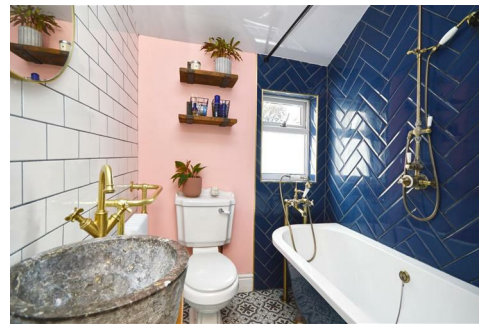




15 Grove Park Road, Bristol, BS4 4JH

£450,000

Situated in the heart of Brislington, this fine example of a Victorian terrace retains all those important features with its high ceilings, generously sized rooms and plenty of character. Wonderfully maintained and loved by its current owners, the property boasts a welcoming vestibule with a period style tiled flooring and an entrance hall with downstairs cloakroom. The open-plan Sitting/Dining room is spacious and light, and is also complemented by a charming period style fireplace, perfect for cosying up on winter nights.

The open-plan kitchen is truly the heart of this home. Modern and recently refurbished with shaker style units, Corian worktops and integrated appliances. There's also a spacious dining area with French doors opening on to the paved and beautifully planted rear garden, making the perfect space for entertaining.

Upstairs, the property boasts an impressive bathroom with freestanding claw foot bath and period style fittings, and three bedrooms, including a large master, a further double and one single bedroom which overlooks the rear garden.

The strong community, nearby schools and local amenities make this location highly desirable, Holymead primary is a short walk away, along with the popular independent amenities on Sandy Park. It's well connected too, with bus routes, cycle tracks and commuter routes on the A4, all within easy reach.

With its unique features, including traditional features alongside high end modern functionality, this wonderful home is ideal for families and couples looking for a characterful and stylish home in a desirable and convenient location. Don't miss out on the opportunity to make this fabulous home yours. Book a viewing today!

Entrance Vestibule

Hallway

Sitting/Dining Room

Sitting Room

14'10 x 11'9 (4.52m x 3.58m)

Dining Room

12'2 x 9'6 (3.71m x 2.90m)

Kitchen/Dining Room

Kitchen Area

11'11 x 9'11 (3.63m x 3.02m)

Dining Area

10' x 8'3 (3.05m x 2.51m)

Downstairs W.C

Landing

Master Bedroom

15'6 x 12' (4.72m x 3.66m)

Bedroom Two

12'1 x 9'10 (3.68m x 3.00m)

Bedroom Three

8'9 x 8'2 (2.67m x 2.49m)

Bathroom

6'11 x 5'9 (2.11m x 1.75m)

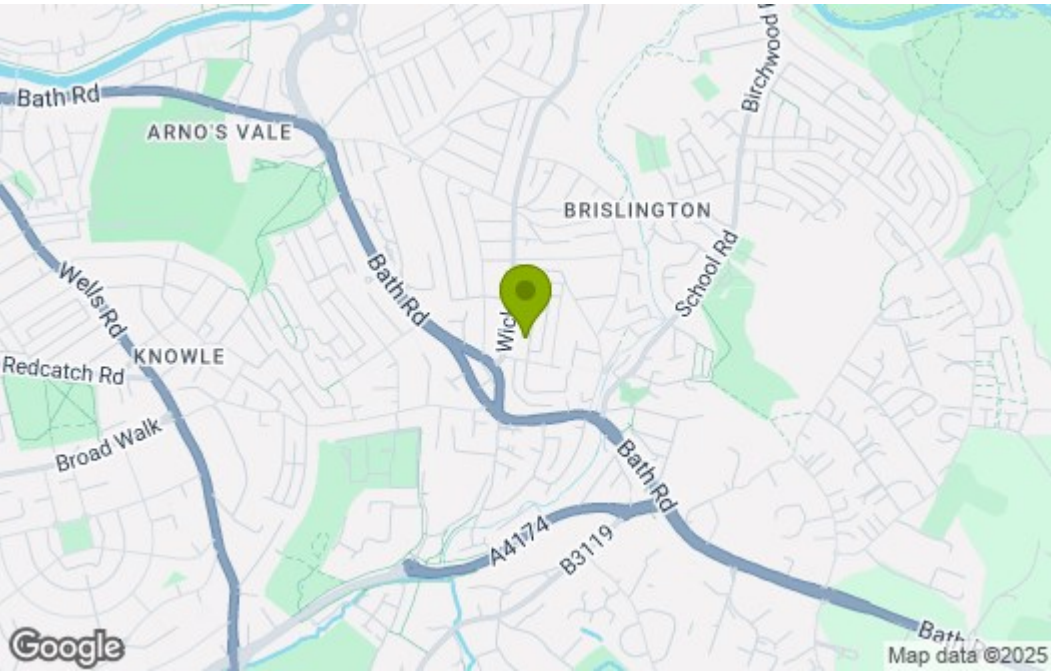
Rear Garden

Rear Elevation

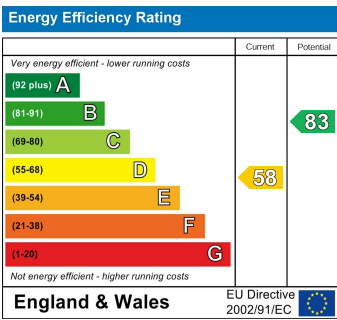
Floor Plan



Area Map



Energy Efficiency Graph



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