

13 Monmouth Road, Bristol

£875,000

13 Monmouth Road

Bristol

- Four bedrooms
- Redland Green Secondary School catchment area
- Close to Gloucester Road
- A 'L' shaped loft conversion
- Large rear garden
- A well established 89ft rear garden
- Finished to a high standard throughout
- Bishop Road Primary School catchment area
- A bathroom and shower room
- A downstairs w.c

A beautifully presented and substantially extended four-bedroom Victorian home with an impressive 89 ft rear garden. Situated on Monmouth Road within the Redland Green APR, the property combines generous proportions and retained period character with a superb 7m open-plan kitchen/dining room and an L-shaped dormer loft conversion.

The property is presented to a high standard throughout and offers an excellent balance of period character and contemporary finishes. The accommodation includes two reception rooms, an impressive open-plan kitchen/dining room, four bedrooms, two bathrooms and a downstairs W.C.





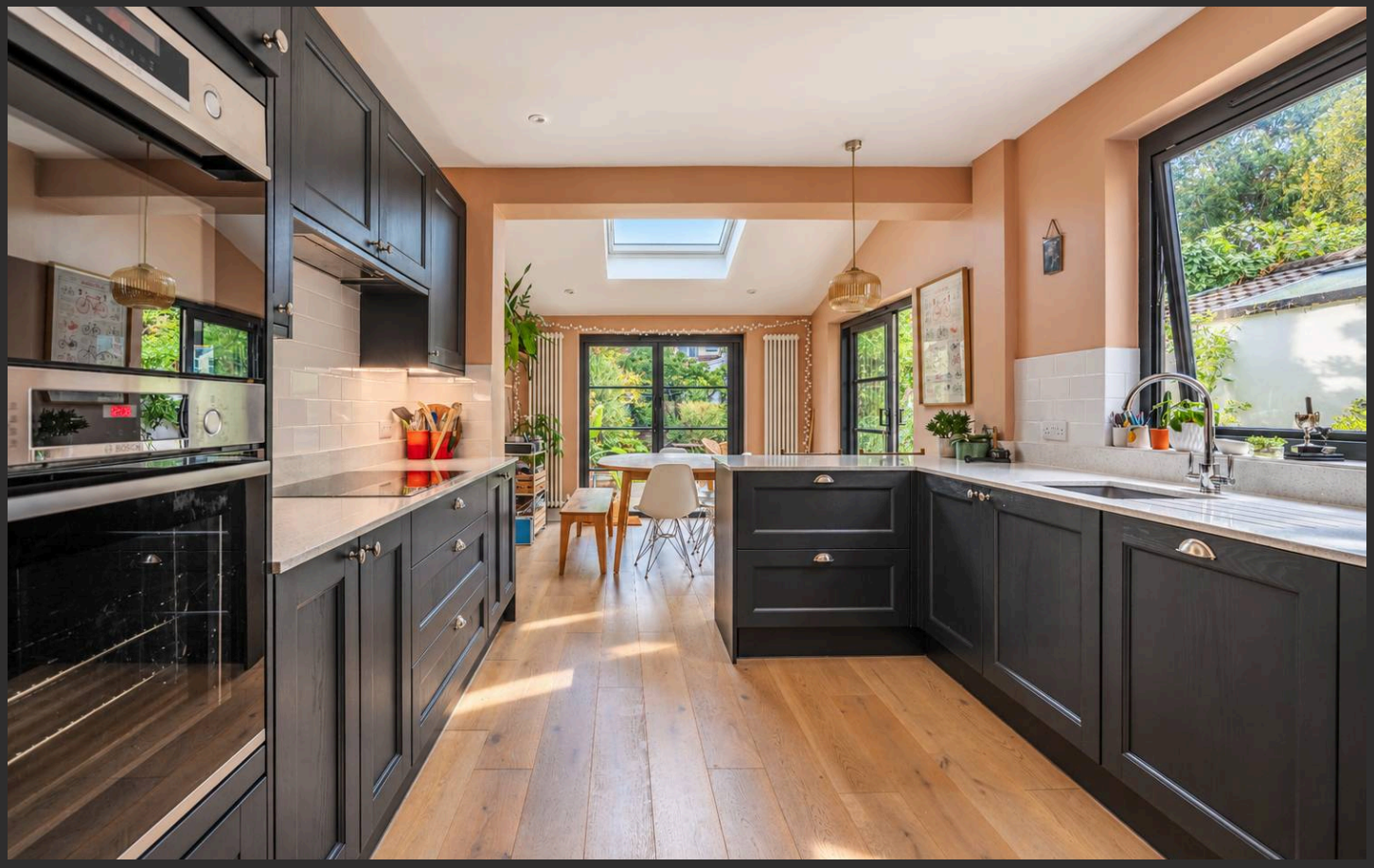


The sitting room features a double-glazed bay window, decorative coving and a wood-burning stove with a wooden mantel, complemented by fitted cabinetry and shelving to either side of the chimney breast. The adjoining second reception retains further period detailing, including coving, a picture rail, an original built-in dresser and exposed wooden floorboards. Contemporary anthracite-framed glazed doors provide direct access to the rear garden.

At the rear, the impressive extended kitchen/dining room forms a wonderful heart to the home. Extending to approximately 7m in length, the kitchen features dark Shaker-style cabinetry, contrasting quartz work surfaces, and integrated appliances, including an induction hob and double ovens. A peninsula separates the kitchen from the dining area whilst also providing useful breakfast-bar seating. Beyond, the generous dining space is flooded with natural light from a large rooflight, with two sets of anthracite-framed glazed doors creating a seamless connection with the garden.

The first floor provides three well-proportioned bedrooms and the family bathroom. The second bedroom spans the full width of the property at the front and benefits from double-glazed windows and fitted wardrobes. The third bedroom retains an attractive period fireplace and shelving, with a sash-style double-glazed window overlooking the rear. The fourth bedroom is also positioned at the rear and offers ample space for a bed and additional furniture.

The family bathroom sits between the two rear bedrooms and features a white suite comprising a bath with shower over, W.C. and wash hand basin, complemented by white metro wall tiling and patterned flooring.







Occupying the second floor is an impressive L-shaped dormer loft conversion, thoughtfully designed to maximise the available accommodation and create a spacious principal bedroom suite. The bedroom measures approximately 5.6m in length, with two Velux windows providing natural light from the front and floor-to-ceiling glazing overlooking the rear garden. A walk-in wardrobe and useful eaves storage further enhance the space.

Completing the second floor is a contemporary shower room comprising a generous walk-in shower enclosure, W.C. and wash hand basin, finished with white metro wall tiles and patterned tiled flooring.

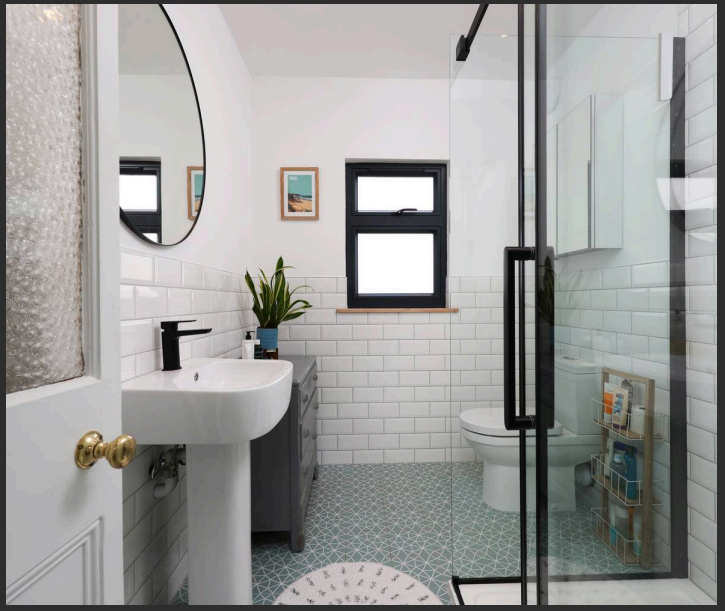
Externally, a particular highlight of the property is the impressive 89 ft rear garden. Immediately adjoining the house is a generous large-format porcelain-tiled terrace, providing an excellent space for outdoor dining and entertaining. Raised sleeper beds containing a variety of established planting frame the terrace, with steps descending to a substantial lawn. A stepping-stone pathway continues through the garden to a further seating area finished with slate chippings, beyond which is an additional lawned area and useful storage sheds. Mature trees, shrubs and planting throughout give the garden an established, green outlook and create distinct areas in which to relax and entertain.

This lovely family home occupies a particularly sought-after position in Bishopston with easy access to the highly regarded Bishop Road Primary School and Redland Green School and Gloucester Road, with its excellent selection of independent shops, cafés, bars and restaurants, is within easy walking distance, as is Horfield Common, making this an exceptionally convenient location for families.

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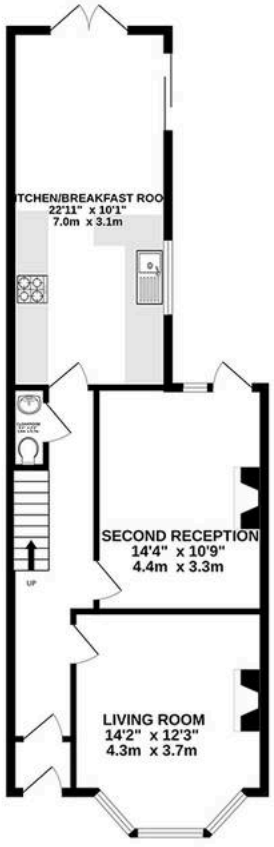




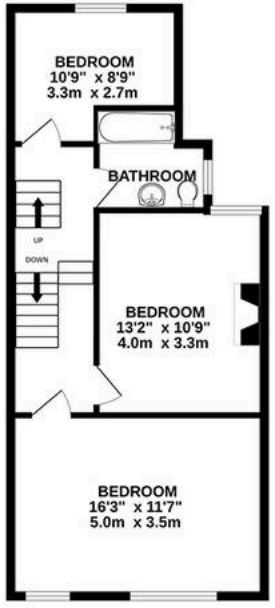


13 Monmouth Road, Bishopston, Bristol, BS7 8LF

Approximate Gross Internal Area = 144 sq m / 1554 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale

elephant



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