

10 Maurice Road, Bristol

£1,250,000

10 Maurice Road

Bristol

- A substantial Victorian semi-detached family home set in a prime position overlooking St Andrews Park
- No onward chain
- Five bedrooms
- Two receptions
- Large open plan kitchen/diner
- Period character throughout
- Three bathrooms
- Mature south-east facing rear garden
- 2313 sq ft
- Freehold
- Fantastic location

A substantial Victorian family home situated in an elevated position with views across St Andrews Park. This charming property has an abundance of original period character and offers in excess of 2300 sq ft of living space. The property further benefits from being offered with no onward chain.

The accommodation on the ground floor comprises a large and welcoming hallway with beautiful geometric Victorian floor tiles, original stained glass and ceiling cornice. The spacious front reception room features a bay window with original timber sashes that provide a green and leafy outlook over the park, an open fireplace, detailed ceiling cornice, a ceiling rose and a picture rail complete the room.







The adjacent second reception room is flooded with light by large floor to ceiling windows and suits a range of uses; currently used as a dining room/library with glazed doors providing a seamless connection to the garden, while a window links the kitchen/diner at the rear of the house. This room has been fitted with a bespoke kitchen with oak fronted units, a granite worktop and high-spec integrated appliances. The dining area has two stripped wood dressers, space for a table and glazed doors providing further access to the garden. Beyond the kitchen is a useful conservatory/utility area which perfectly bridges inside to out.

On the first floor are four bedrooms and the family bathroom. The main bedroom at the front has a built-in wardrobe and two sash windows with the best views over the park while the adjacent fourth bedroom, sharing the same views, is currently used as a study with an ensuite w.c and basin. Beyond, the second bedroom has a fireplace while the third bedroom is tucked away at the rear of the house, both with views over the mature garden. The contemporary bathroom has been creatively designed with a sleek white suite and complementing tiles which contrast well with the orange walls.

The spacious first floor hallway connects all rooms and has plenty of light from a large ornate stained glass window. A contemporary open tread staircase rises to the impressive top floor which incorporates a large fifth bedroom (running front to back), a modern bathroom and a sauna!

Externally, the property has a neatly landscaped garden with a lawn, well stocked planted borders and two pergola covered seating areas perfect for catching the sun at both ends of the day.







Maurice Road, St Andrews, Bristol, BS6 5BZ

Total Approximate Gross Internal Area = 214.9 sq m/2,313.1 sq ft



This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure its accuracy at time of print.

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