

Hurle Crescent, Clifton, Bristol



An extremely well presented Victorian semi-detached family house with basement, walled garden and parking situated in this much sought-after road.

Location

Hurle Crescent is situated in a most attractive quiet residential wide road where houses rarely come to the market, located between Whiteladies Road and Clifton Village. There are many cafes, restaurants, boutiques, a variety of shops and a cinema in the locality. Clifton Downs and the iconic Suspension Bridge are about 0.75 mile away and Clifton Down rail station, which connects with Temple Meads, is about 400 metres.

Description

16 Hurle Crescent is extremely well presented and maintained, and attractively decorated. The rooms are light and well proportioned and the accommodation is arranged over three floors. The present owner purchased the property in 2006 and improvements since carried out include an excellent fully bespoke designed kitchen with integrated appliances, a contemporary wet room with under floor heating and wood and wood effect floors. The interior has a comfortable and friendly atmosphere.

All Victorian features remain and include a lovely tessellated floor in the entrance vestibule and reception hall. There are original fireplaces, ornate ceiling roses and simple ceiling cornices, panelled doors, dado rails and deep skirting boards.

The drawing room is a particularly elegant room with bay window and the original marble fireplace. The superb kitchen breakfast is open plan with the dining room and garden room at lower level. All three rooms look over the rear garden, with access from the garden room.

The first floor, with a stunning large bath and shower room on the half landing, has three bedrooms and a contemporary wet room. The second floor has three bedrooms and shower room and a further bedroom on the second half landing. All rooms are grouped around the two central landings.

The basement is divided into three rooms with good ceiling height. One room is used as the utility room but there is tremendous scope to convert the basement into ancillary accommodation, a home office or cinema, subject to any planning consent.



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Outside

The property is approached between stone pillars, giving access to a parking area with an electric charging point at the front of the house. The property lies within the resident's parking scheme.

The rear west facing garden is walled with level artificial turf and deep borders planted with a variety of ornamental shrubs including Holly and Pittosporum. A paved area spanning the width of the rear of the house is ideal for entertaining. There is a purpose built garden shed with power and light.

Property information

Tenure: Freehold

Local Authority: Bristol City Council

Council Tax Band: G

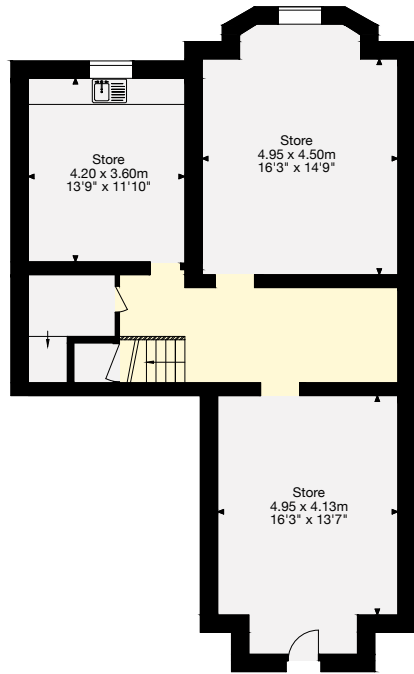
EPC: D

Guide Price: £2,000,000

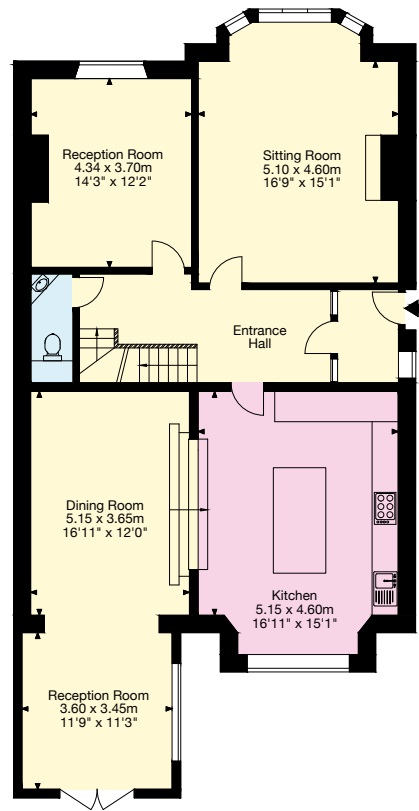


Approximate Gross Internal Floor Area
 Total Area = 425 sq m / 4,574 sq ft
 (Incl. Areas of Restricted Height and Eaves)

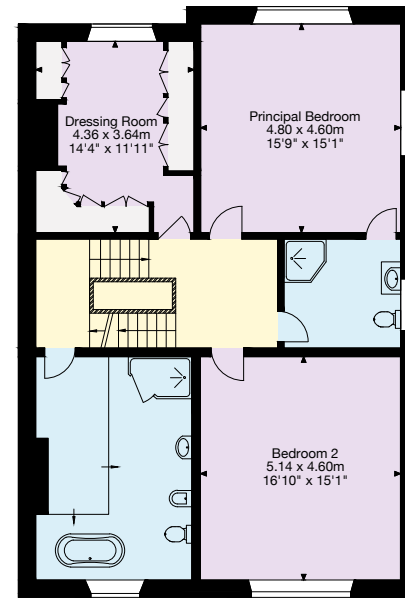
This plan is for guidance only and
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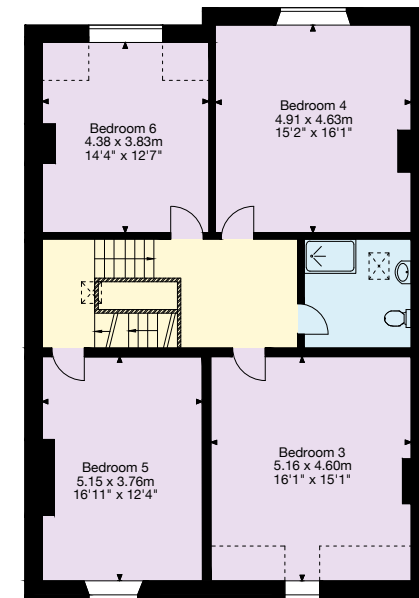
Basement



Ground Floor



First Floor



Second Floor

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