

Manilla Road, Clifton, Bristol



An exceptional six bedroom family home with parking and gardens in the heart of Clifton Village.

Location

Manilla Road is found central to Clifton Village and a level short walk to numerous high-quality amenities. Locally there are a host of independent shops, delis and restaurants within Clifton Village itself, with multiple state and private sector children's nurseries, primary schools and secondary schools all close by.

Description

15 Manilla Road enjoys accommodation principally arranged over three floors, with an additional useful cellar accessed from the front and rear garden.

From a large and welcoming entrance hall, a stunning bay-fronted sitting room affords a southerly aspect and pleasant outlook, made cosy with an attractive log burner.

At the rear of the house, a generous kitchen/breakfast room has an abundance of storage and integrated appliances, giving access to the rear garden and flowing to a further family room. From here is a useful utility with additional storage and plumbing for the necessary white goods.

On the first floor, an extensive principal bedroom overlooks the rear gardens, with a large guest bedroom and further office or guest bedroom overlooking the front, each serviced by a large family bathroom. The second floor is arranged as three consistently proportioned bedrooms with a large family bathroom, each enjoying an attractive outlook to the front and rear.

It's worth noting that there is a useful cellar accessed from the front and rear gardens housing a boiler, further plumbing and gardeners WC.

To the front of property, there is a purposefully designed and attractive garden with hard standing parking for one vehicle. At the rear, a private walled garden blends level lawn and decking with attractive flowering trees and shrubbery.

Property information

Local Authority: Bristol City Council

Council Tax Band: G

Tenure: Freehold



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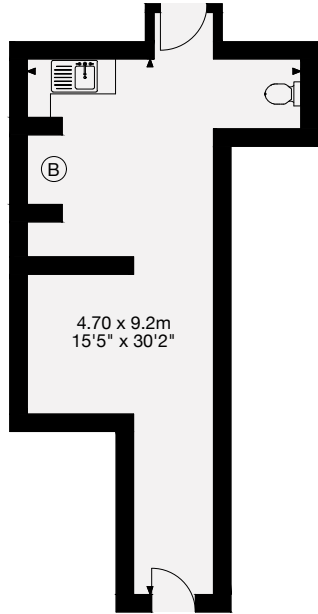
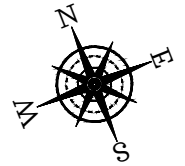




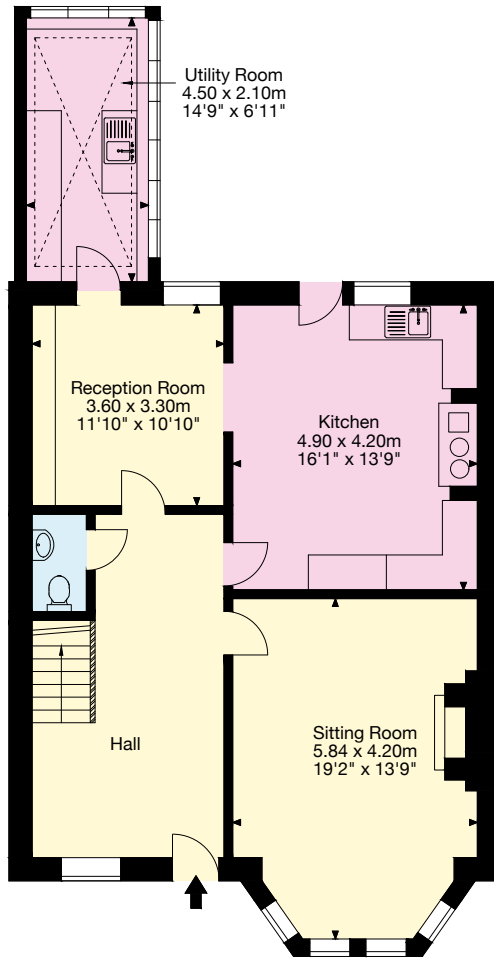
Approximate Gross Internal Floor Area

Total Area = 258 sq m / 2,777 sq ft

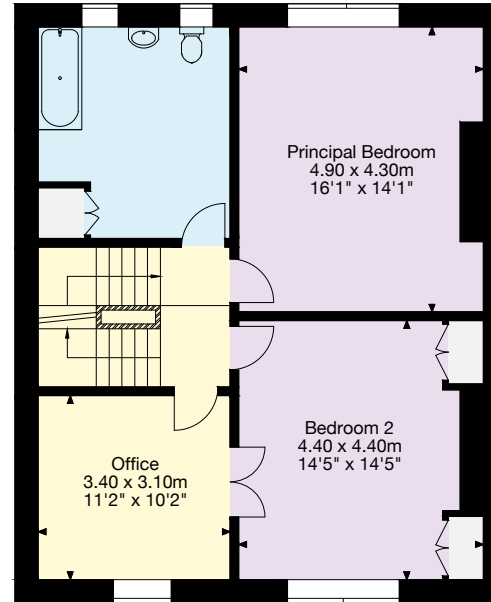
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



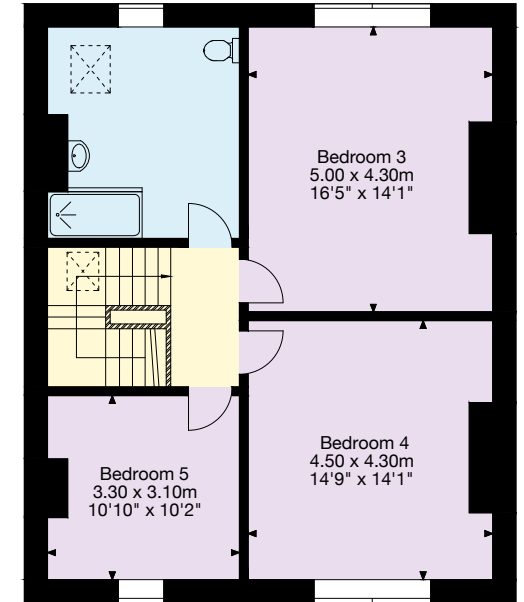
Basement



Ground Floor



First Floor



Second Floor

Knight Frank Bristol

1 The Mall

Clifton

BS8 4HR

knightfrank.co.uk

I would be delighted to tell you more

Robin Engley

0117 317 1996

robin.engley@knightfrank.com



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