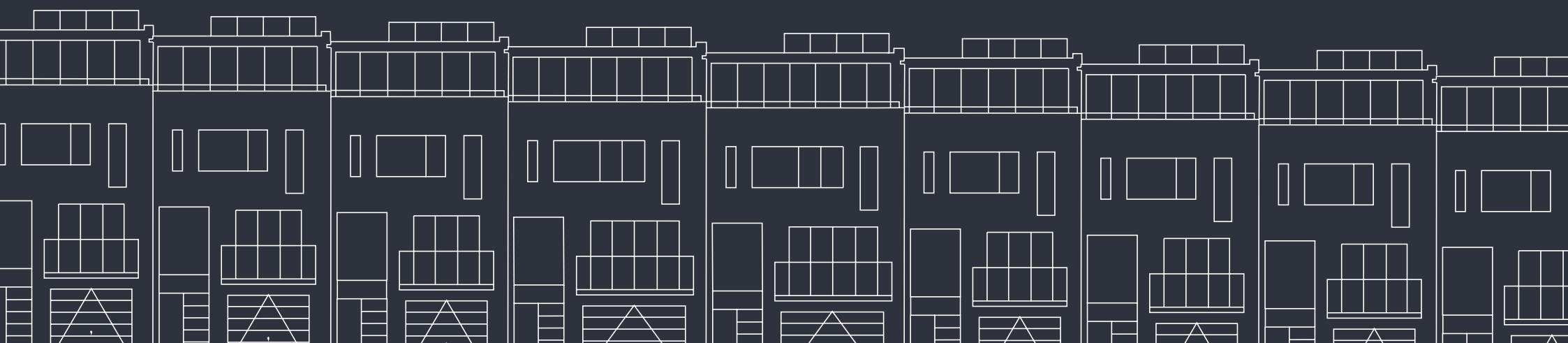


Lydstep Terrace

Southville | Bristol

Modern Living | A Development of 9 Contemporary, 5 Bedroom Townhouses



Welcome to Lydstep Terrace

Welcome to Lydstep Terrace: 9 family townhouses built in a quiet cul-de-sac directly overlooking Dame Emily Park. Each one has been architecturally designed to provide character with a modern approach to family living.

Each townhouse has three distinct but connected living areas with a large kitchen and separate study. Together with five bedrooms and five clean line bathrooms, the design offers both flexibility and contemporary luxury.



Computer Generated Image



Southville, Bristol



Southville

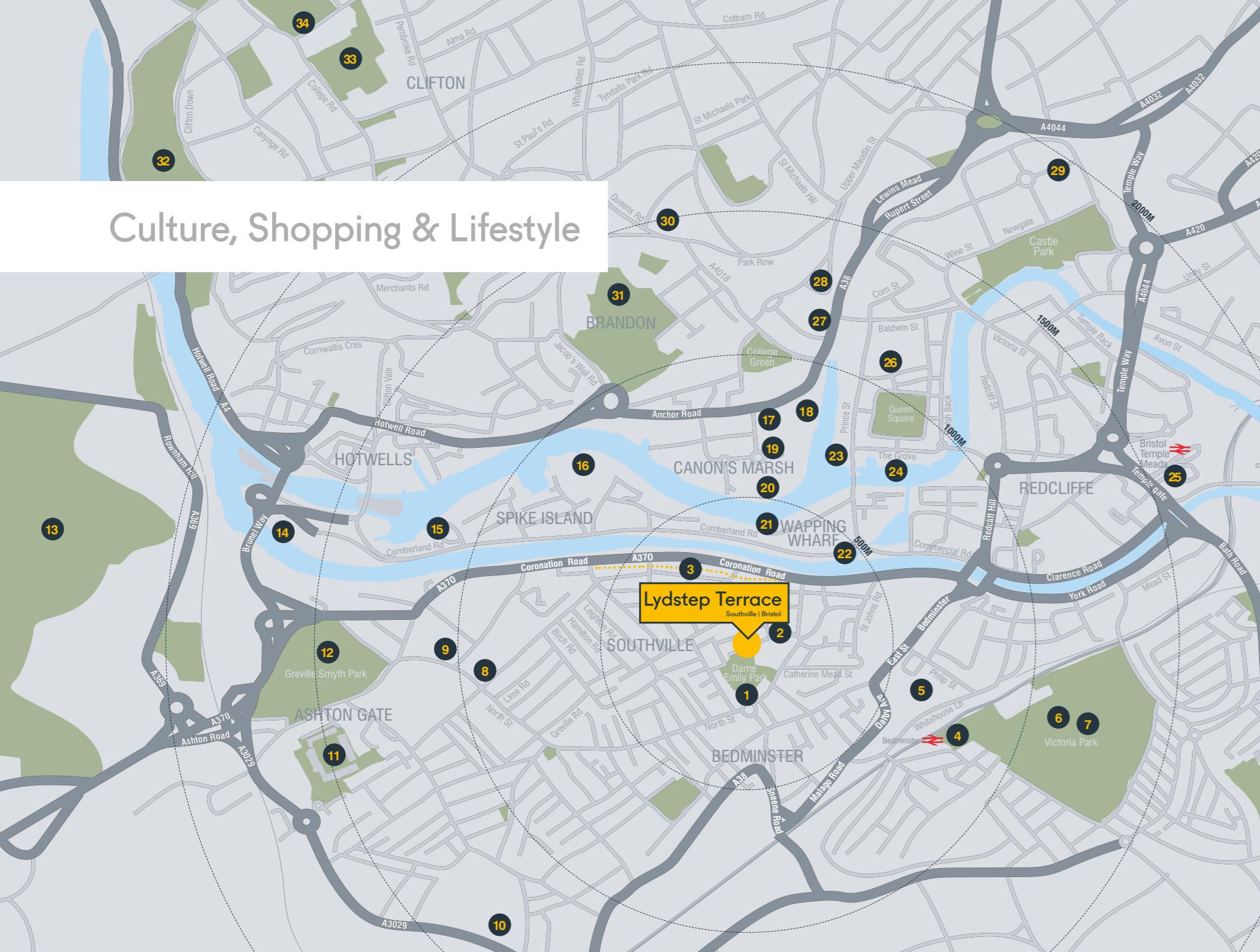
Situated on the south bank of the River Avon, Southville has a vibrant community atmosphere with an array of independent delis, shops and cafés. Walkable from Bristol centre via the lively Harbourside, Southville is an increasingly popular suburb for families, with schools, parks, restaurants and shops.

The nearby Tobacco Factory hosts exhibitions, live music and theatre productions, as well as a local farmers' market on Sundays. Elsewhere on North Street you will find new markets, city farms and an abundance of restaurants. Wapping Wharf, just a 5-minute walk over the Gaol Ferry Bridge, offers a wealth of new independent eateries, shops and cafés.

Temple Meads railway station is within walking distance of Southville, as is Bristol city centre, which is also easily accessible using dedicated cycle lanes. Bristol Airport is also only a short drive away.

Bristol

Voted as the most desirable place to live by the Sunday Times, Bristol is a city diverse with culture, shopping and entertainment. Whether it is seeing a show, meeting a friend for a coffee, experiencing new world foods, learning to paddle board at the Harbour, or escaping for a country walk, it is all only a moment away.



Lydstep Terrace | Southville | Bristol | BS3 1DR

BS3 is one of Bristol's most sought after locations to live and an ideal location to access all that Bristol has to offer.

1. Bristol South Swimming Pool
2. Southville Running Club
3. Riverside Walk
4. Bedminster Station
5. Windmill Hill City Farm
6. Victoria Park
7. Victoria Park Tennis Courts
8. Tobacco Factory Cafe, Theatre & Sunday Market
9. Bristol Beer Factory
10. Redpoint Climbing Centre
11. Ashton Gate Stadium
12. Grenville Smyth Park
13. Ashton Court Estate
14. Create Centre & Ecohome
15. SUP Bristol
16. SS Great Britain
17. We The Curious
18. Bristol Aquarium
19. Millennium Square
20. Harbourside
21. MShed
22. Wapping Wharf
23. Arnolfini
24. Mud Dock Cafe
25. Bristol Temple Meads
26. Bristol Old Vic
27. Bristol Hippodrome
28. Colston Hall
29. Cabot Circus
30. Bristol Museum
31. Cabot Park/Tower
32. Clifton Observatory & Caves
33. The Downs
34. Bristol Zoo

Connections

Bedminster Station	0.5 miles
Bristol Temple Meads Station	1.4 miles
M32	2.0 miles
Bristol Airport	6.8 miles
M5	10 miles



Modern Living



Modern Living

The architects for Lydstep Terrace have created a unique design for each house, allowing a balanced blend of family life, work life, social life and "me time".

Family Life

With Dame Emily Park on your doorstep and a nursery and café within the development, Lydstep Terrace townhouses are perfectly suited to family life. The heart of a home is usually the kitchen, so this has been designed to include a dining area that opens through bi-fold doors onto the garden. Also, the first-floor family room is directly connected to the kitchen from above by an internal glass balcony. On the first floor, the three living areas can operate separately or as one large space. If a film is playing in the cinema room, a quiet space can still be made in the front sitting room.

Work Life

The study has been designed to provide for a comfortable working-from-home life. Opening up onto a private terrace with views over the park, and fitted with a kitchenette and generous desk, the study is a great place for your home office.

Social Life

Lydstep Terrace has been designed for entertaining. Multiple living rooms can open onto each other to provide the ideal space for hosting Christmas or other important celebrations.

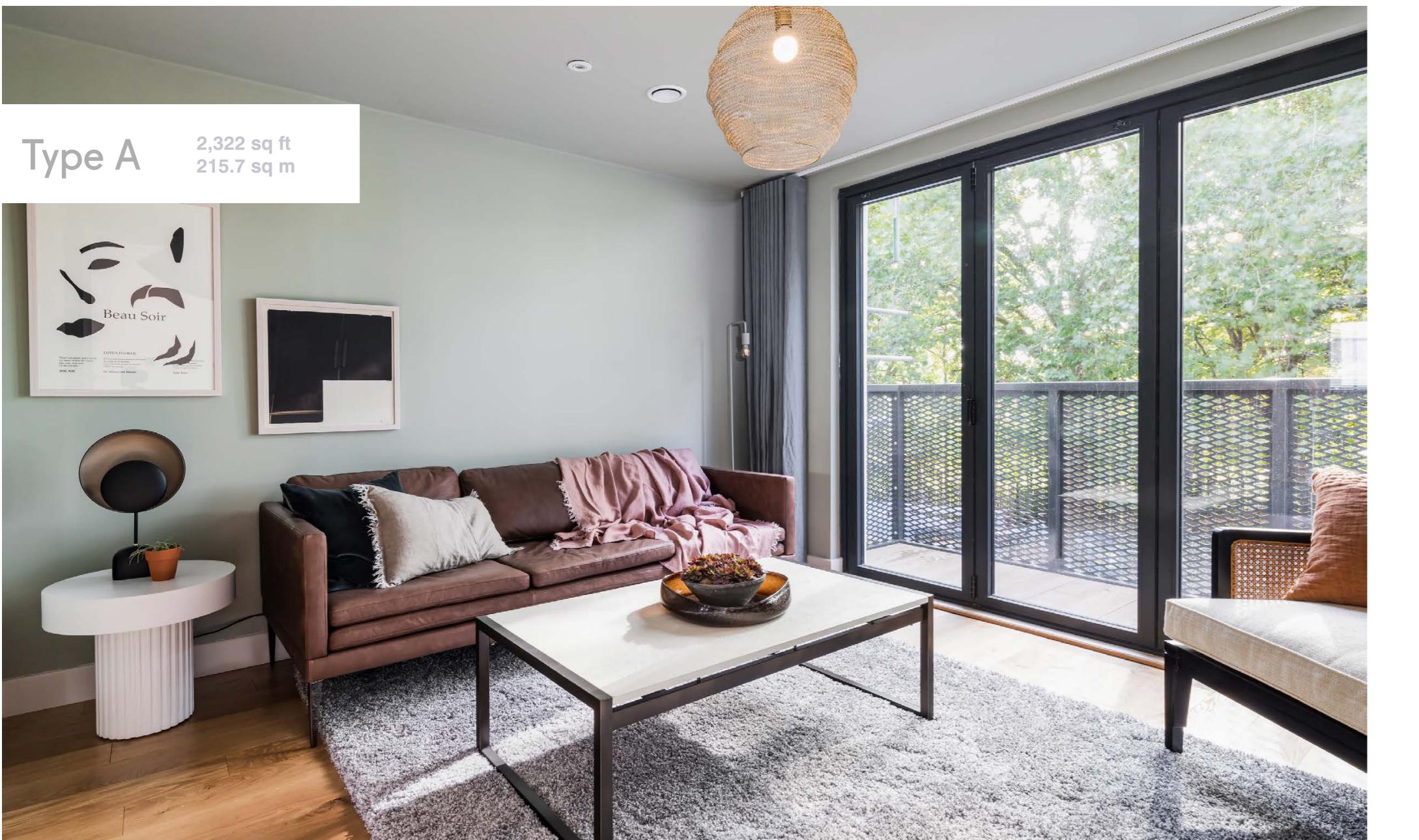
A generous kitchen, dedicated cinema room, garden and private terrace add further opportunities for creating that lively buzz for casual entertaining.

Me Time

Space and detail have been designed in to the master bedroom suite. A walk-in wardrobe, dual washbasins and a separate bath which, along with the quality of the fittings, gives each home a strong feeling of luxury.

Closing the bi-fold doors on the first floor will create a tranquil space in the front sitting room: perfect if you want to sit quietly with a book, or sit up to the third floor kitchenette and enjoy your glass of wine on the private terrace.

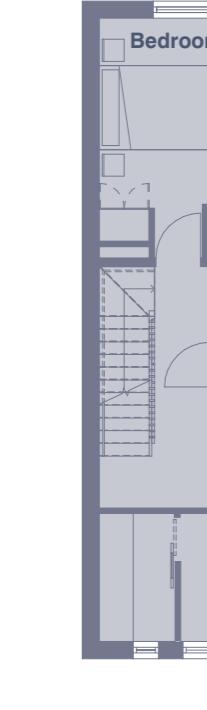




Ground Floor
Dining / Kitchen 267.3 sq ft 24.8 sq m
Utility Room 39.2 sq ft 3.6 sq m



First Floor
Family Room 209.7 sq ft 19.5 sq m
Cinema 121.1 sq ft 11.3 sq m
Sitting Room 135.3 sq ft 12.6 sq m



Second Floor
Bedroom 2 118.8 sq ft 11.0 sq m
Bedroom 3 132.3 sq ft 12.8 sq m
Master Suite 187.4 sq ft 17.4 sq m
Master Ensuite 39.7 sq ft 3.3 sq m



Third Floor
Bedroom 4 98.9 sq ft 9.2 sq m
Bedroom 5 113.8 sq ft 10.6 sq m
Study 127.6 sq ft 11.9 sq m
Family Bath 71.0 sq ft 6.6 sq m
Roof Terrace 111.6 sq ft 10.4 sq m

Architectural drawings and floor plans are provided for illustrative purposes only. Actual dimensions and details may vary.

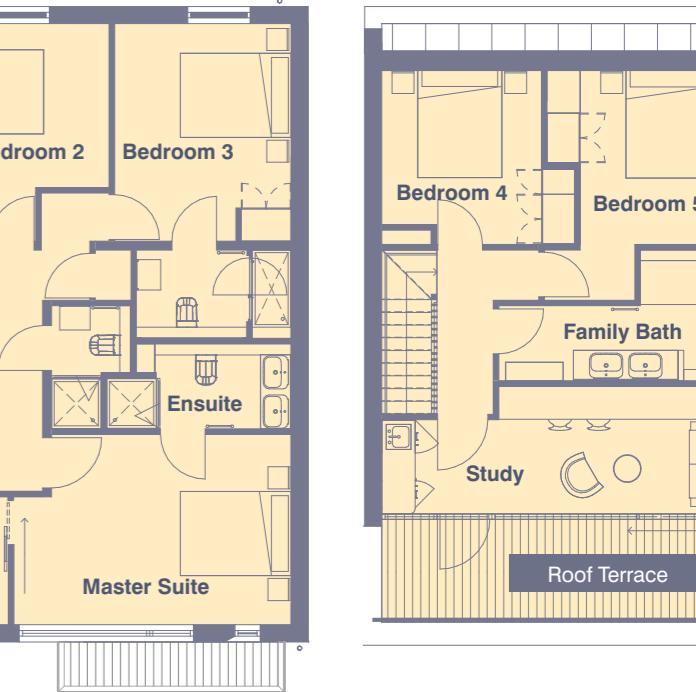


Ground Floor
Dining / Kitchen 272.2 sq ft 25.3 sq m
Utility Room 46.7 sq ft 4.3 sq m

First Floor
Family Room 214.4 sq ft 19.9 sq m
Cinema 145.2 sq ft 13.5 sq m
Sitting Room 161.2 sq ft 15.0 sq m
Master Ensuite 51.3 sq ft 4.8 sq m

Second Floor
Bedroom 2 117.7 sq ft 10.9 sq m
Bedroom 3 134.9 sq ft 12.5 sq m
Master Suite 213.1 sq ft 19.8 sq m
Master Ensuite 51.3 sq ft 4.8 sq m

Third Floor
Bedroom 4 105.2 sq ft 9.8 sq m
Bedroom 5 128.6 sq ft 12.0 sq m
Study 133.3 sq ft 12.4 sq m
Family Bath 77.3 sq ft 7.2 sq m
Roof Terrace 133.3 sq ft 12.4 sq m





The Finer Details

Paint Finishes

- Matt emulsion paint to all interior walls
- Diamond eggshell wood doors

Floor Finishes

- Luxury Cormar Oaklands wool carpet in all bedrooms
- Oak brushed and oiled wood in all living, hallway and kitchen

Heating

- Underfloor heating throughout

Lighting

- Low energy dimmable lighting in all living and kitchen

Worktops

- Encore kitchen worktop
- Imperial quartz island worktop

Data Wiring

- Extensive wifi and data points throughout, with a separate home cinema

Appliances

- Fully loaded and integrated appliances; dishwasher, induction hob, stainless steel electric oven, microwave, fridge, freezer, under-counter fridge, wine cooler, pull-out larder with soft-close doors

Sanitary Ware

- Contemporary white sanitary ware complemented with brass fitting

Particular Features

- Premium Symphony Quadra fitted kitchen – modern and contemporary style with sleek lines and matt finish
- Built in wardrobes in all bedrooms
- Master suite walk-in wardrobe and ensuite bathroom with dual basins and full wall mirror
- Wall mounted mirrors and heated towel rails in all bathrooms
- Fitted feature desktop along rear wall of study
- Wall-length bi-folding glass doors to private roof terrace

Contact

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