

Sunningdale, Bristol



An attractive four bedroom Victorian townhouse with sunny gardens.

Description

Sunningdale sits in an invaluable location on the fringes of Clifton, Alma Vale and the popular amenities of Whiteladies Road. Nearby there is a host of independent shops and butchers with further amenities including a supermarket, outstanding children's nurseries and quality local schools.

The accommodation on the ground floor offers two reception areas, perfect to entertain. At the front elevation, a light filled sitting room with fabulous original plasterwork to the ceiling, feature fireplace, and sash window with working shutters. Complimented with engineered oak flooring, this gorgeous room creates the perfect place to entertain or simply to relax.

At the rear of the house, a west-facing bespoke kitchen breakfast room boasts a range of integral appliances and is nearly fully glazed to one side with sliding doors to the rear gardens. Completing the accommodation, a useful additional pantry and guest WC.

On the first floor a generous principal bedroom affords an easterly orientation with fitted wardrobe space and luxurious ensuite shower room. To the rear a well portioned guest bedroom overlooks the gardens.

The second floor has two further bedrooms serviced by a luxurious family bathroom.

The courtyard gardens to the rear are west facing enjoying the sun throughout much of the day. There is a blend of patio garden and raised sleeper beds as well as independent gated access to the rear.



4



2



1



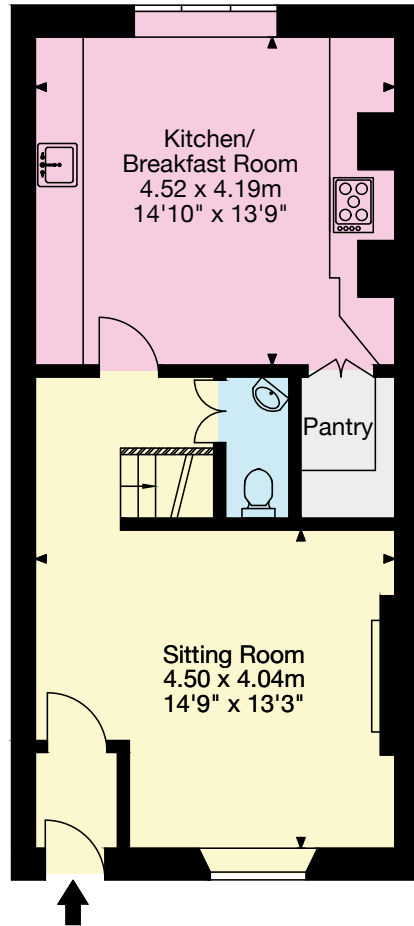
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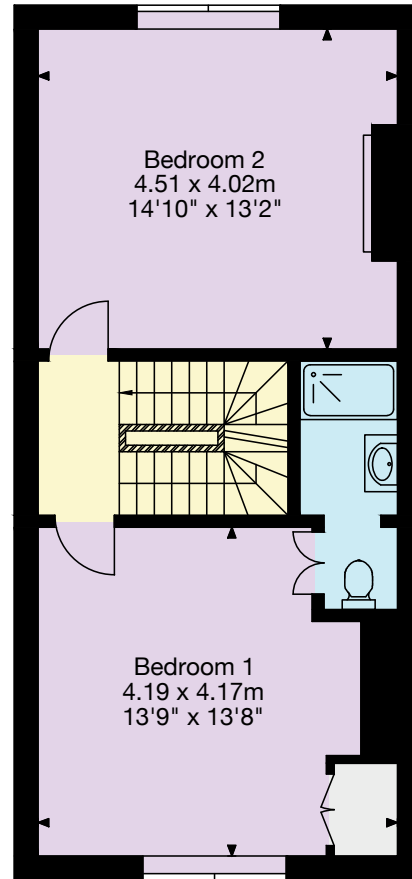
Approximate Gross Internal Floor Area

Total Area = 140 sq m / 1,508 sq ft

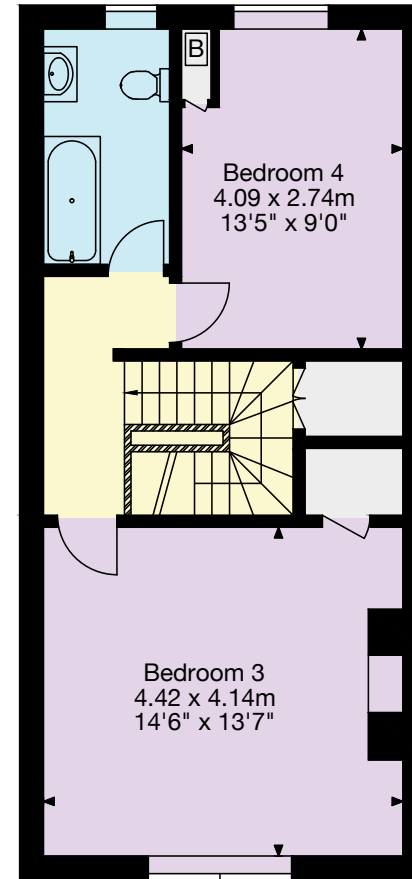
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



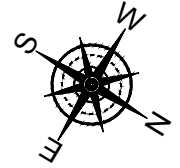
Ground Floor



First Floor



Second Floor



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Particulars dated June 2022. Photographs and videos dated June 2022.

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