



cj HOLE
est. 1867

25 DARNLEY AVENUE, BRISTOL,
BS7 0BS

Offers in excess of £575,000

COMBINING BEAUTIFUL PRESENTATION, CHARMING PERIOD FEATURES, GENEROUS ACCOMMODATION AND A SUPERB LOFT CONVERSION, THIS ATTRACTIVE HOME OFFERS AN EXCELLENT OPPORTUNITY TO ENJOY MODERN FAMILY LIVING IN A HIGHLY SOUGHT-AFTER LOCATION. WITH HORFIELD COMMON, HORFIELD LEISURE CENTRE, THE EXTENSIVE AMENITIES OF GLOUCESTER ROAD AND EXCELLENT TRANSPORT LINKS ALL WITHIN EASY REACH, THIS IS A PROPERTY THAT OFFERS BOTH LIFESTYLE AND CONVENIENCE .

Stepping inside, the charming entrance hall immediately sets the tone, with beautiful stripped wooden flooring continuing through the property and providing a wonderful sense of character. The hall gives access to both reception rooms, while stairs rise through the house to the upper floors.

The front lounge is a particularly attractive reception room, centred around a generous bay window that fills the space with natural light. The stripped wooden flooring, attractive tiled fireplace and original-style picture rail combine to create a warm and characterful room that is

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: C
Tenure – Freehold

perfect for relaxing or entertaining.

The dining room has been opened into the adjoining kitchen to create a superb sociable space, ideal for family meals and entertaining. The kitchen is fitted with a contemporary range of white wall and base units, providing excellent storage and preparation space while maintaining a bright and fresh feel. The open arrangement allows the kitchen and dining areas to work seamlessly together, creating a natural hub for everyday life.

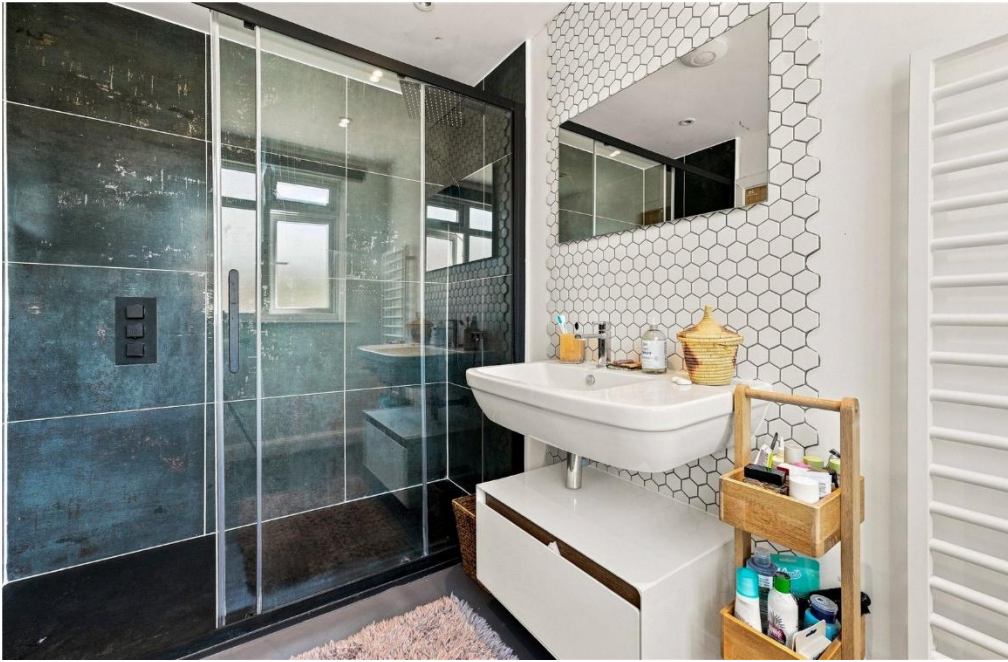
The first floor provides three well-presented bedrooms, comprising two generous double rooms and a smaller third bedroom. All are neutrally decorated, offering bright and comfortable spaces with plenty of flexibility for family members, guests or home working.

The accommodation continues to the top floor, where the impressive principal bedroom suite can be found. Created as part of the loft conversion, this excellent room provides a peaceful and private retreat away from the remainder of the accommodation. Beautifully presented and offering generous proportions, the bedroom is complemented by a stylish en-suite shower room, creating a superb suite that adds considerable appeal and flexibility to the home.

Outside, the rear garden provides an attractive and manageable space in which to relax and entertain. A generous patio immediately adjoining the house provides an ideal setting for outdoor dining and summer gatherings, before leading onto a lawn bordered by planted areas to either side. The garden offers plenty of opportunity to enjoy the warmer months while remaining relatively straightforward to maintain.

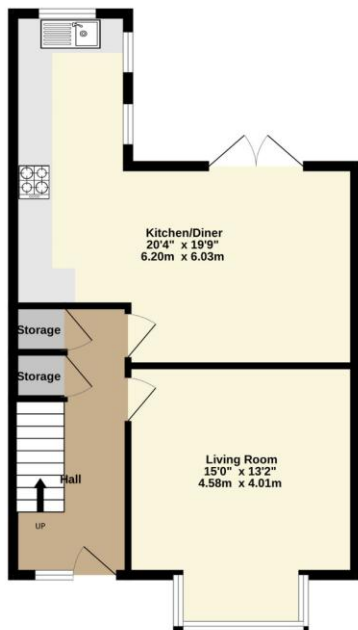




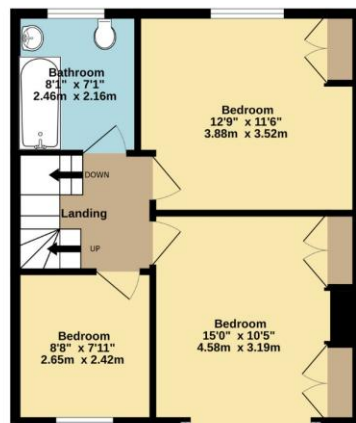




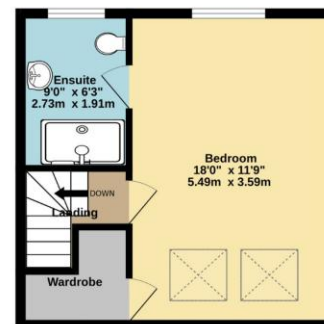
Ground Floor
547 sq.ft. (50.9 sq.m.) approx.



1st Floor
486 sq.ft. (45.1 sq.m.) approx.



2nd Floor
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 1358 sq.ft. (126.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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