

HOPEWELL
SALES, LETTINGS & MANAGEMENT

Brooklyn Road, Bristol
£365,000

3 bedroom end-terraced house for sale | Freehold

The Property-

A well-presented and characterful three bedroom end terraced home, offering generous living accommodation, a wealth of original features and a lovely balance of traditional charm and modern convenience.

The ground floor is welcomed by a spacious entrance hall, featuring the property's original floorboards and leading into two well-proportioned reception rooms. The front lounge is a particularly inviting space, benefiting from beautiful original floorboards and a feature fireplace, which could easily be reinstated to create an attractive focal point. To the rear, the dining room provides an excellent space for entertaining and family meals, again retaining its original floorboards and featuring a working gas fire and attractive wall-mounted photo lights, adding further character and warmth. The fitted kitchen is well equipped with a double oven, four-ring gas hob with extractor hood, a good range of wall and base units, ample worktop space, tiled flooring, plumbing for a washing machine, space for a fridge freezer and a sink with drainer and mixer tap. A double-glazed door provides direct access onto the rear garden.

The first floor offers three well-proportioned bedrooms, providing excellent flexibility for modern family living. The generous master bedroom is positioned to the rear of the property and offers an impressive amount of space, further complemented by a private ensuite shower room, fitted with a WC, wash hand basin and separate shower cubicle. The master bedroom also benefits from a useful built-in wardrobe. The second bedroom is another excellent double room, featuring a built-in wardrobe and enjoying stunning views across Bristol from the front-facing window. The third bedroom is also particularly generous in size and offers excellent versatility, making an ideal home office, guest bedroom or additional living space. A cupboard houses the combination boiler, while the front-facing window once again takes full advantage of the far-reaching views across Bristol.

The family bathroom is full of character and features a WC, wash hand basin with useful storage cupboard beneath and a beautiful claw-foot bath, complemented by a handheld shower attachment.

Outside-

The rear garden is arranged over two levels, with the majority of the upper level laid to lawn, complemented by a patio area at ground level, providing an excellent space for outdoor entertaining and relaxation. The property also benefits from a very generous garage, complete with power supply and an up-and-over door. Directly in front of the garage is secure off-street parking, enclosed by a lockable gate. To the front of the property, there are two separate access points to the house, along with a dropped kerb providing convenient access to the off-street parking.

Location-

Brooklyn Road is situated within the popular residential area of Bedminster Down, offering a convenient setting for both families and professionals. The surrounding area provides a good range of everyday amenities, with local shops, cafés and services all within easy reach, while nearby green spaces provide plenty of opportunities for walking and outdoor recreation.

The property is also well placed for access to a number of well-regarded local schools, including Cheddar Grove Primary School and Headley Park Primary School, making the area particularly appealing to families. For commuters, Parson Street railway station is approximately a mile away, providing regular services into Bristol and beyond, while excellent road and bus links provide easy access to the city centre and surrounding areas. With the amenities of Bedminster, West Street and North Street also within easy reach, Brooklyn Road offers a well-connected location with everything you need close by, whilst still enjoying the feel of an established residential neighbourhood.

Council Tax Band: B (Bristol City Council)
Tenure: Freehold
Parking options: Driveway, Garage

GROUND FLOOR:

Hall

Lounge
3.9m x 3.5m (12'8 x 11'4)

Dining
4.1m x 3.5 (13'4 x 11'3)

Kitchen
3.0m x 2.3m (9'10 x 7'7)

1ST FLOOR

Landing

Bedroom 1
4.1m x 3.4m (13'5 x 11'2)

En-suite
2.0m x 1.0m (6'5 x 3'4)

Bedroom 2
3.7m x 3.4m (12'1 x 11'2)

Bedroom 3
2.6m x 2.4m (8'6 x 7'10)

Bathroom
2.0m x 1.0m (6'5 x 3'4)

OUTSIDE

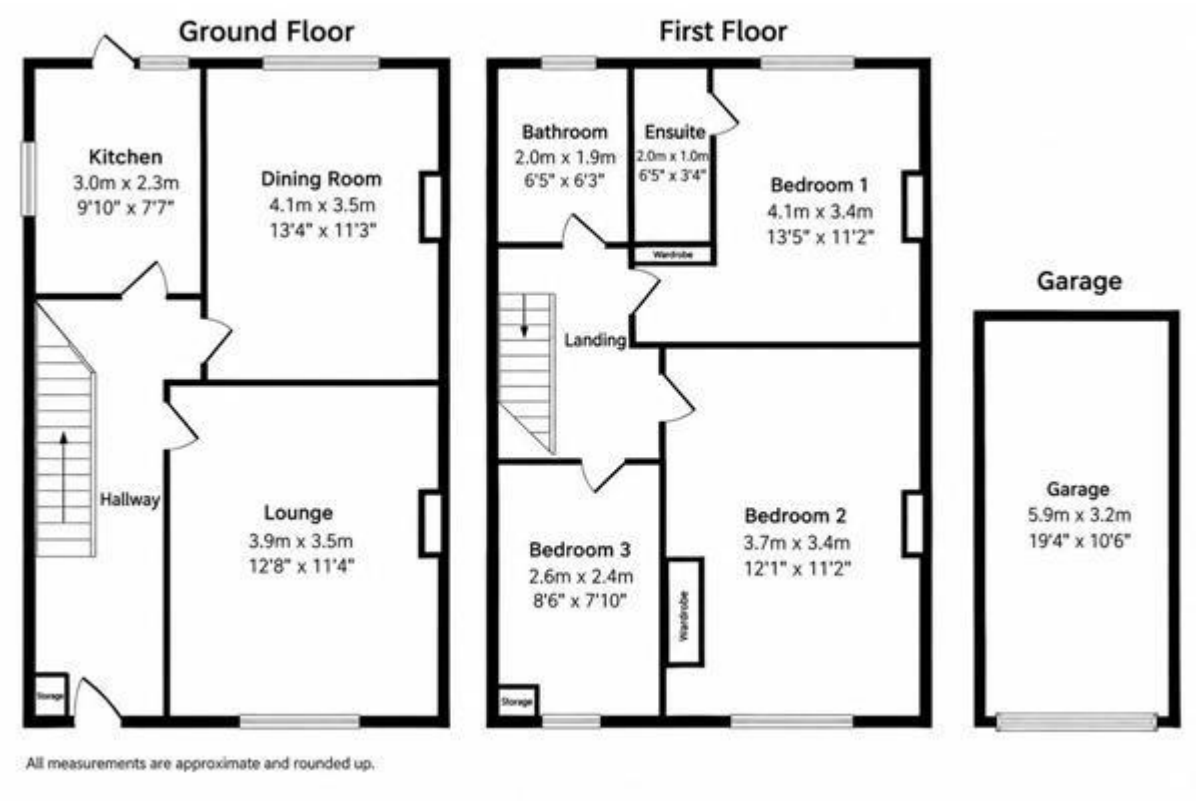
Garage
5.9m x 3.2m (19'4 x 10'6)



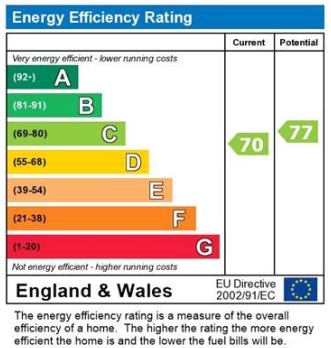





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

HOPEWELL
SALES, LETTINGS & MANAGEMENT

Viewing by appointment only
Hopewell
Hope Chapel House, Hope Chapel Hill, Bristol BS8 4ND
Tel: 01179 118663 Email: shortlets@hopewell.co.uk Website: hopewell.co.uk