holbrook moran estate agents

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746 Fishponds Road
Fishponds
Bristol
BS16 3UA



£390,000

3 Bedrooms

Lodge Causeway, Fishponds

A characterful three/four-bedroom period family home offering versatile accommodation, spacious open-plan living and dining areas, a contemporary fitted kitchen and a delightful south-facing rear garden. Ideally situated in a vibrant and convenient Fishponds location.

Situated on Lodge Causeway in the popular area of Fishponds, this attractive period home offers generous and versatile accommodation arranged over two floors, combining original character features with modernised living space. The property benefits from a welcoming entrance hall, spacious reception rooms, a contemporary fitted kitchen, useful utility facilities and a delightful south-facing rear garden.

The ground floor begins with an entrance hall featuring original period details, including a decorative tiled floor and stripped pitch-pine floorboards, setting the tone for the character found throughout the home.

The spacious lounge provides a comfortable place to relax, featuring stripped wooden floorboards, a bay window and a cast-iron fireplace with decorative surround. This leads through to the generous dining room, which offers an excellent space for both everyday family life and entertaining. With further character features, including a cast-iron fireplace, the dining room benefits from French doors opening onto the rear decking, creating a lovely connection between the indoor living space and garden.

The contemporary fitted kitchen is positioned to the rear of the property and offers a range of modern wall and floor units, oak work surfaces, an inset sink and integrated cooking facilities. Completing the ground floor is a useful rear lobby and utility area, providing additional storage, laundry facilities and access to a convenient downstairs WC. There is also access to the rear garden from this area, making it particularly practical for family life.

Upstairs, the property is currently arranged as four bedrooms, with the front bedroom divided into two separate spaces. This offers flexibility for growing families, guests or those requiring a home office, nursery or dressing room. There are two further bedrooms one being a good size double and the other a single bedroom. The first-floor accommodation is served by a well-appointed family bathroom, comprising a contemporary white suite with a bath, wash basin and a separate shower cubicle.

A particular highlight of the property is the delightful south-facing rear garden, which provides a wonderful outdoor retreat in an urban setting. Accessed via the rear decking and steps leading down to the garden, the outdoor space begins with a brick-laid patio before opening onto an informal lawn, bordered by established planting, mature shrubs and fruit trees. An ornamental pond and timber garden shed/studio add further interest towards the rear of the garden, while the mature greenery creates a private and inviting setting. Enjoying sunshine throughout much of the day, the garden is an ideal space for relaxing, entertaining and outdoor dining, with the sunny aspect allowing for pleasant evenings outside well into the summer.

To the front of the property, an attractive garden with established shrubs, trees and bushes provides a pleasant approach. Subject to the necessary permissions and approvals, a prospective purchaser may wish to explore the possibility of creating off-street parking. The property also benefits from access to cellar storage beneath the house, providing useful additional space.

Situation

Lodge Causeway enjoys a convenient position within the vibrant and well-established neighbourhood of Fishponds, offering an appealing balance of urban convenience and access to outdoor spaces. Fishponds High Street is within easy walking distance, providing a wide range of independent shops, cafés, supermarkets and everyday amenities. The area is also well placed for access to the Bristol and Bath cycle path, making it particularly appealing to cyclists and those seeking an alternative way to commute. Public transport links also provide convenient connections into Bristol and the surrounding areas.

The property is well suited to families, with a choice of local primary schools and secondary education options nearby. For those who enjoy the outdoors, the surrounding area offers a number of green spaces and walking routes, including access towards the Frome Valley and Coombe Brook Nature Reserve. These provide opportunities to enjoy walking, cycling and nature while remaining close to the conveniences of an established urban neighbourhood.

Tenure: Freehold

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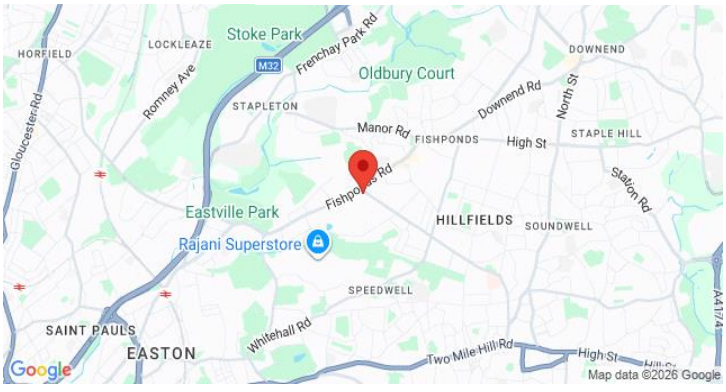


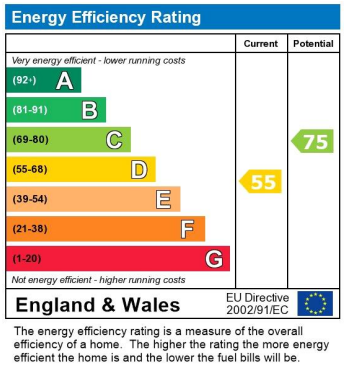




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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