



A popular family address close to a wide array of amenity.

**Northumbria Drive, Bristol, BS9**

£795,000 Freehold

savills

Reception hall and cloakroom • Open plan drawing and dining room • Kitchen/breakfast room • Four first floor bedrooms and a family bathroom • Top floor bedroom suite • Carriage drive and parking • Front garden and level lawned rear garden

### About this property

A significant 1930s semi-detached family house displaying plenty of original traits including leaded windows, and the oak staircase and yet modernised extensively by the present owners. The property enjoys three storey accommodation with large picture windows and stands central within a generous plot. The rear garden enjoys an easterly orientation and the house is ideally situated close to a wide range of amenity.

The accommodation includes a generous reception hall with solid oak front door, an opaque leaded window to the side and a cloakroom. The rising staircase extends through to the first floor landing and top floor bedroom. There are two principal rooms, open plan and dual aspect; the drawing room features a shallow bay overlooking the front elevation and a fireplace with inset gas living flame fire. Beyond is the dining room which has French doors on to a small terrace and the rear garden. The kitchen/breakfast room is well appointed with fitted wall and base units and various integrated appliances. There is a pantry and a door to a side lobby and consequently the garden. A timber floor has

been installed throughout the entire ground floor. The first floor features four bedrooms and these are served by the family bathroom. The principal bedroom sits to the front of the house with a shallow bay, whilst the remaining three bedrooms offer differing orientations. The converted top floor bedroom includes extensive Velux windows, there are useful eaves store cupboards and a dedicated en suite shower room.

Outside and to the front there is tandem parking and a front garden which is laid to lawn. The rear garden includes the aforementioned terrace, a lawn and there is ample space for entertaining and alfresco dining.

### Tenure

Freehold

### Local Authority

Bristol City Council, Bristol

### Energy Performance

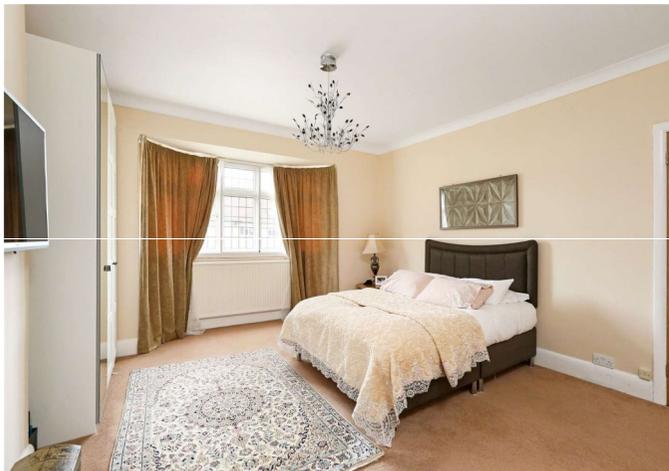
EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clifton Office.

Telephone: +44 (0) 117 933 5800.



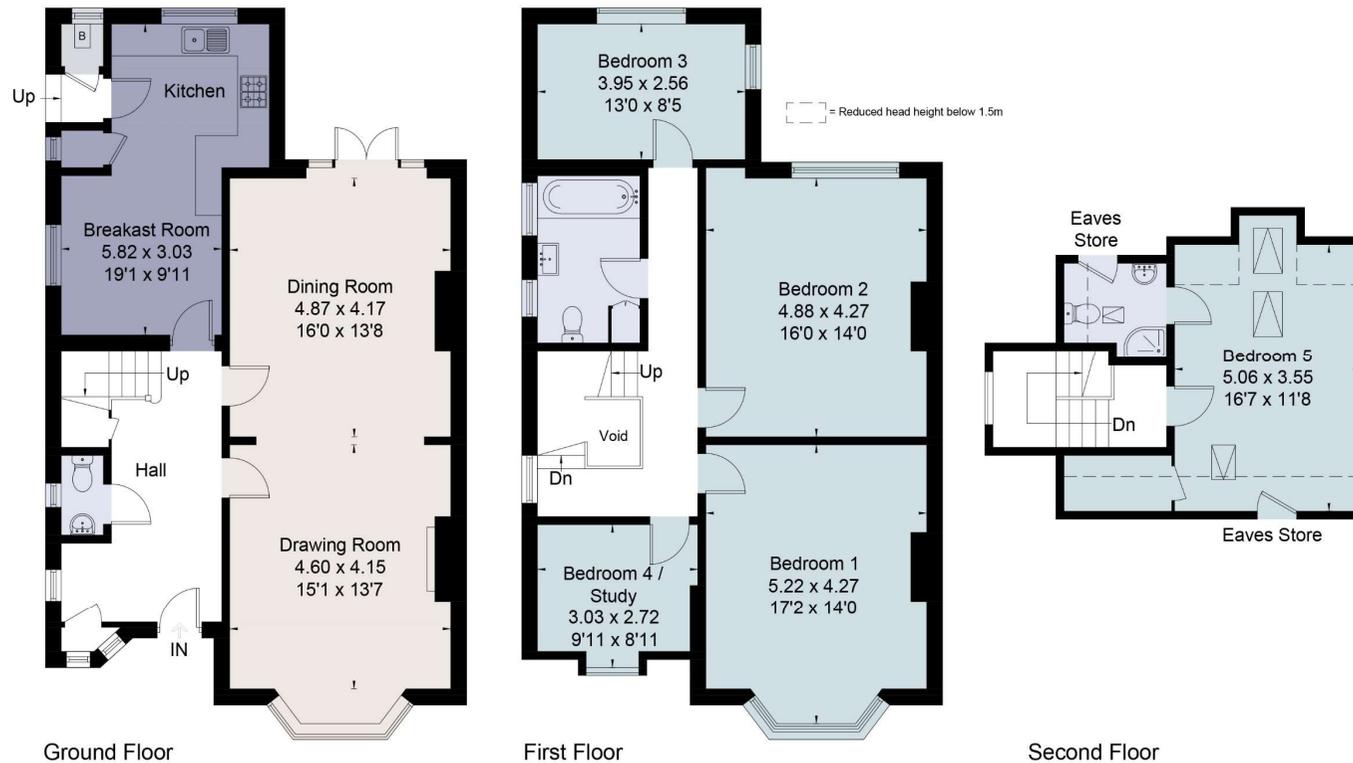


Approximate Area = 189.5 sq m / 2040 sq ft (Excluding Void)

Including Limited Use Area (6.2 sq m / 67 sq ft)

For identification only. Not to scale.

© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 262105

**Local Information**

Henleaze lies to the North West of Bristol's commercial centre and enjoys a wide array of amenity. There are cafes, restaurants and hosteleries. There are also a wide variety of schools, state and independent, primary and secondary. For sporting endeavours there are golf courses and health and leisure clubs, as well as tennis clubs and for the commuter good ease of access to the commercial centre and motorway networks. Bristol has two mainline train stations, the closest of which is Temple Meads with services to a number of cities nationwide. Bristol Airport offers flights to many European cities and some long haul destinations.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20201027KYNL

