

Tel: 0117 954 0033

Email: redfield@holbrookmoran.co.uk

283 Church Road
Redfield
Bristol
BS5 9HT



Offers Over £425,000

2 Bedrooms

Strathmore Road, Horfield, Bristol

Spectacular Detached Two bedroom new build coach house, high energy efficiency rating, lots of natural light, wonderful modern comforts as well as character features. Viewing essential to fully appreciate this unique property in the highly desirable Horfield / Ashley Down location.

holbrook moran estate agents

This luxurious DETACHED two bedroom new build coach house provides an amazing opportunity to own a highly energy efficient home which includes; solar panels, NVHR ventilation (clean air) technology and underfloor heating on the ground floor.

As well as modern comforts, character features such as red brick exterior and Victorian style tiles in the entrance hall add a special something to this home.

The sheer amount of natural light that floods into the house from the large bi-fold doors and clever ceiling windows is uplifting.

On entering the building via a beautiful hard wood front door you find yourself on the half landing. There are stairs down to the ground floor and stairs up to the first floor.

On the ground floor you'll find a spacious open plan kitchen/dining/front room space. The area has extra large polished concrete effect floor tiles with underfloor heating. The kitchen area features a range of wall and base units, ice white Corian work tops and high spec Neff Appliances. As you move into the living area, the space has media outlets to both sides, allowing the purchaser to decide how they'd like to set up this beautiful space. This room benefits from an abundance of light via skylight, two windows and bi fold doors. The Bi fold doors open out onto a low maintenance decked area. There is a bike store with power and light which could also make an ideal home office and a gate provides access to the street. There is further bike storage behind the garden area accessed via a path.

Off the kitchen there is a utility room, which homes a Vallant Hot water tank. Additionally there is a NVHR fitted system that regulates the humidity, filters pollen and other pollutants in the house. These features are likely to appeal to an environmentally minded buyer or also potentially someone with a desire/requirement for clean air. There is also space and plumbing for a washing machine.

Finishing off the ground floor is a beautiful bathroom suite, with stylish vanity sink, LLWC, heated towel rail, L shaped bath with monsoon shower head above with recessed space for toiletries.

On the first floor there are two double bedrooms. The main bedroom has window to side aspect that offers a fantastic outlook, and on a clear day can reach views all the way to Bath, a further two ceiling windows make the space light and airy. There is also a stylish bathroom featuring attractive tiles and walk in shower.

This not-to-be missed house with high end finish, 10 year warranty and no onward chain, is an ideal purchase for applicant/s looking for a swift completion on a beautiful home, whether they are owner occupiers or the property could perhaps be a high end short term rental via a website such as Airbnb.

SITUATION

The Coach House provides good access to the open green space of Horfield Common, Horfield Leisure Centre and a range of amenities, restaurants, cafes and shops on the vibrant Gloucester Road. Local bus routes can be found nearby and offer easy access to the City centre and further afield. Montpelier Train Station is also around a mile away and access to the motorway networks is also easily reachable within approximately a 20 minute drive. Highly rated primary and secondary schools including Ashley Down, Fairfield and Trinity Academy are close by.

SPECIFICATION DETAILS

KITCHEN

- Built In And Integrated Fridge/Freezer
- Ice White Corian Work tops
- Brand new Neff appliances including home connect combi induction hob
- Built in home connect single oven with slide and hide door
- Low frost integrated fridge/freezer
- Integrated oven and separate microwave oven
- Dishwasher
- Integrated Extractor Fan
- Extra large polished concrete effect floor tiles

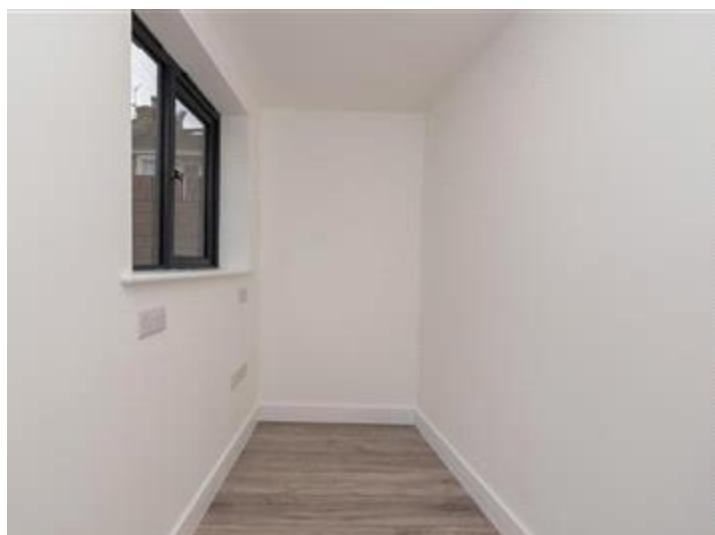
MAIN BATHROOM

- Electric Tooth Brush Charger
- Fife Black Bath Filler Tap & Basin Mixer Tap
- 1700mm L Shaped Bath & L Shaped Shower Screen
- Nero Square Thermostatic Exposed Shower Bar
- Wingrave Towel Radiator in Matt Black
- Extra large polished concrete effect floor tiles

holbrook moran estate agents

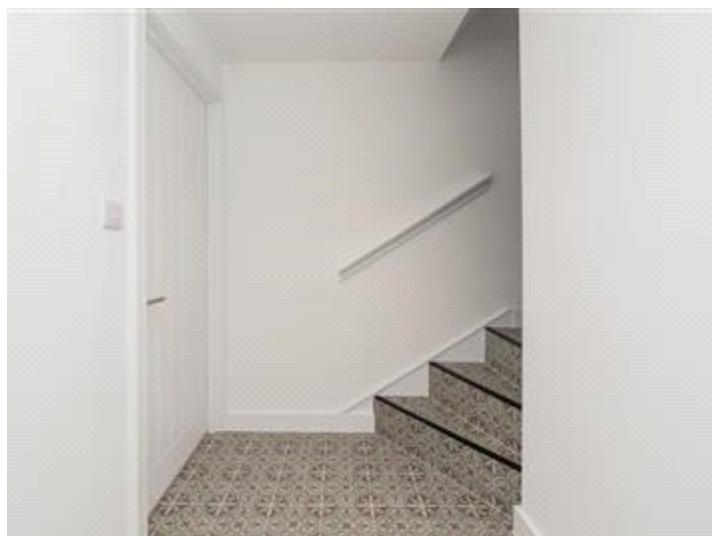


holbrook moran estate agents

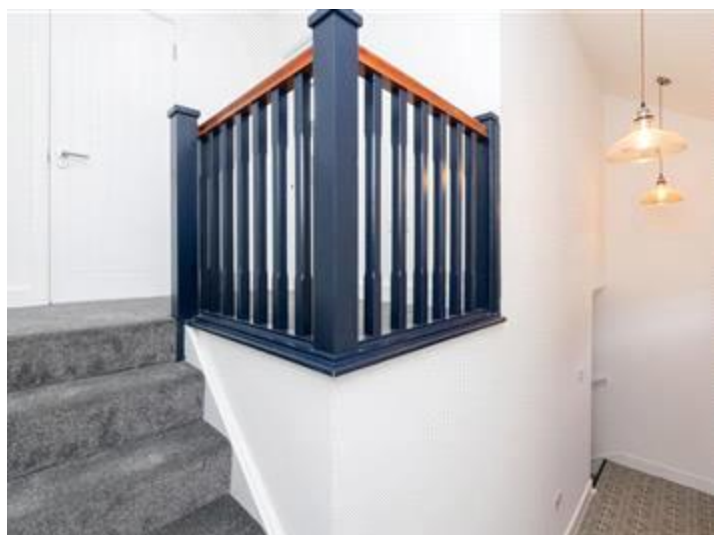


holbrook moran estate agents

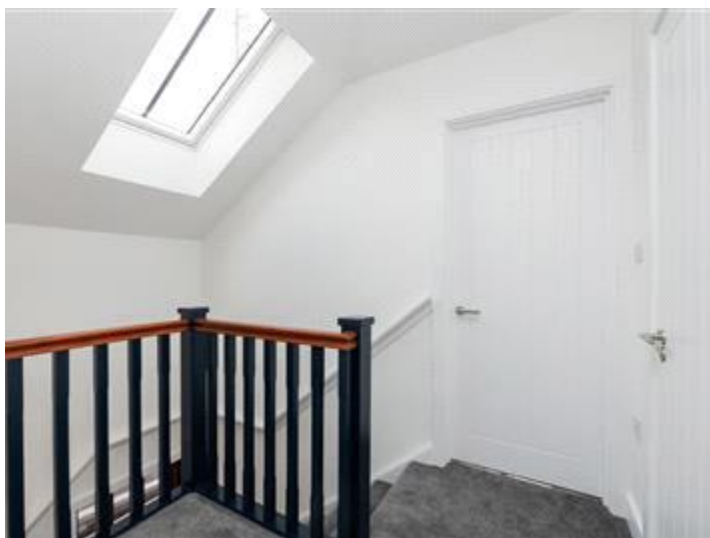




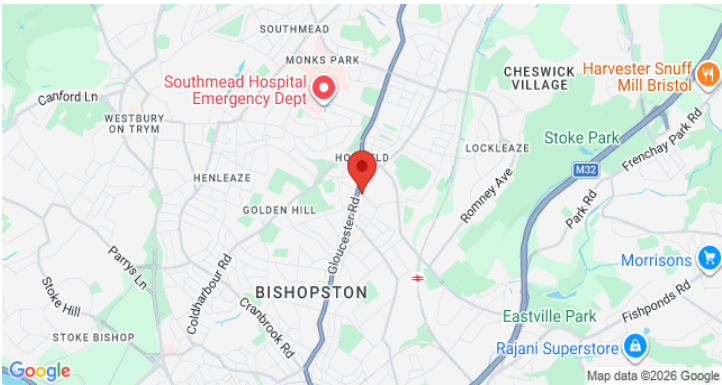
holbrook moran estate agents



holbrook moran estate agents







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.