



## 48 WELLINGTON PARK

Clifton, Bristol BS8 2UW



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A superb four-bedroom semi-detached family house at the end of a quiet cul-de-sac; with off-street parking, a private garden and circa 2600 sq. ft of accommodation.

\* SUPERB CIRCA 2600 SQ FT FAMILY HOUSE \* CLOSE PROXIMITY TO ST. JOHN'S PRIMARY SCHOOL \* FULLY ENCLOSED REAR GARDEN \* OFF-STREET PARKING FOR TWO CARS \* FOUR DOUBLE BEDROOMS AND THREE BATH / SHOWER ROOMS \* FULL DEPTH OPEN PLAN FAMILY KITCHEN AND DINING ROOM \* HALL FLOOR SITTING ROOM AND SEPARATE FAMILY ROOM \* RETAINED PERIOD FEATURES THROUGHOUT \* DOUBLE GLAZED THROUGHOUT \* EPC: D

## Situation

Wellington Park is a quiet and sought-after residential road in Clifton; known for its idiosyncratic pastel coloured and Victorian gabled houses culminating in a cul-de-sac, to the end of which sits No. 48.

To the east is Whiteladies Road with its array of independent shops, bars and restaurants; as well as a Sainsburys supermarket and access to Clifton Down train station, with direct access to Bristol Temple Meads.

To the north are The Downs, some 400 acres of open public space, with Clifton village to the west and The Triangle and city centre to the south.

Bristol is highly regarded for its educational establishments, and the house is close to St. Johns Primary School (0.2m). Clifton College is just 0.5 miles (with a respected nursery and Butcombe Prep School) with BGS, QEH and Clifton High School all within a mile or so.

Bristol is widely regarded as the "gateway to the West" and the M5 is 4.6 miles away, with the M32 2.3 miles to the east. Regular trains leave Bristol Temple Meads to London (1hr 20) and there is access to Europe and the rest of the UK from Bristol Airport just 9 miles to the south west.

## For Sale Freehold

48 Wellington Park is a delightful semi-detached Victorian family home situated at the end of a quiet cul-de-sac, just moments from Whiteladies Road.







Arranged over four floors, double glazed throughout and spanning some 2600 sq. ft it presents superb accommodation, with access to several off-street parking spaces and a fully enclosed rear garden.

From the front drive, shallow steps lead up to the front door and into a useful entrance porch with built-in shoe storage. A glazed door leads into the welcoming entrance hall, with through-access to the rear reception room and beyond into the rear garden, and a lovely period arch leading through to the stairwell and into the sitting room.

The sitting room itself is wonderfully light, spilling in from the handsome square bay with sash windows and working shutters. There is an ornate marble fire-surround and a coal effect gas fire, along with retained ceiling cornice work and a central rose.

The family room to the rear is a charming day-room and additional reception space; with direct access out to the rear garden and a contemporary recessed gas feature fire.

From the entrance hall, stairs lead down to the lower ground floor which presents a superb full-depth semi open-plan kitchen, dining room and snug; with direct access into the kitchen from the front, and a pair of glazed French doors leading out into the garden from the rear.

The kitchen itself is a fabulous space, bespoke built by Morley Grove Kitchens; with electric underfloor heating, natural stone flooring, plenty of natural light and a range of floor and wall mounted storage cupboards; complete with an oversize central island and breakfast bar.

There are a host of integrated appliances, space for a free-standing fridge / freezer and a superb stainless steel oversize Britannia Range Cooker.

From the front, the kitchen flows into the inner hall and through to the rear family dining room and snug, with a feature cast-iron woodburning stove and doors out into the rear garden.

Also on the lower ground floor is a useful shower and utility room; perfect for showering off after long walks and bike rides (perfect for the dog too!) and finished with an enclosed shower, w.c, vanity basin and heated towel ladder. It also benefits from being plumbed in for a washing machine with space for a tumble dryer.





From the hall floor entrance hall wooden stairs lead to the upper two floors with four double bedrooms and two bath / shower rooms between them. The first floor bathroom has underfloor heating.

On the second floor half-landing is a useful linen cupboard, also housing the hot water tank and boiler, along with roof access.

The first-floor master bedroom is exquisite; flooded with natural light with a dual aspect and light-filled bay window. A pair of fitted wardrobes flank each side of the fireplace, complemented by attractive ceiling plasterwork and a central rose.

The double bedroom to the rear enjoys a large walk-in storage cupboard and views over the garden with both bedrooms sharing a beautifully appointed family bathroom. This is fitted with a contemporary twin ended bath, oversize enclosed shower cubicle, vanity basin and a heated towel ladder.

Across the top floor lie two further double bedrooms; each lovely and light and both with access to eaves storage. These share a separate shower room with an enclosed shower cubicle, vanity basin, w.c and heated towel ladder.

### Outside

Situated at the very end of Wellington Park, No. 48 enjoys no passing traffic, with off-street parking for two cars. The drive leads around to a side path, with secure gated access to the rear.

The walled rear garden is delightful; catching much of the day's sun and split between a paved dining terrace and an artificial all-weather lawn surrounded by mature raised beds.

A stairwell with a steel and glass balustrade leads down from the garden level into the lower ground floor snug, with French doors also leading in to the hall floor providing superb access and a wonderfully sociable flow.

### Services

Mains water, electricity, gas and drains. Gas central heating system.

### Local Authority

Bristol City Council: Tel: 0117 922 2000.

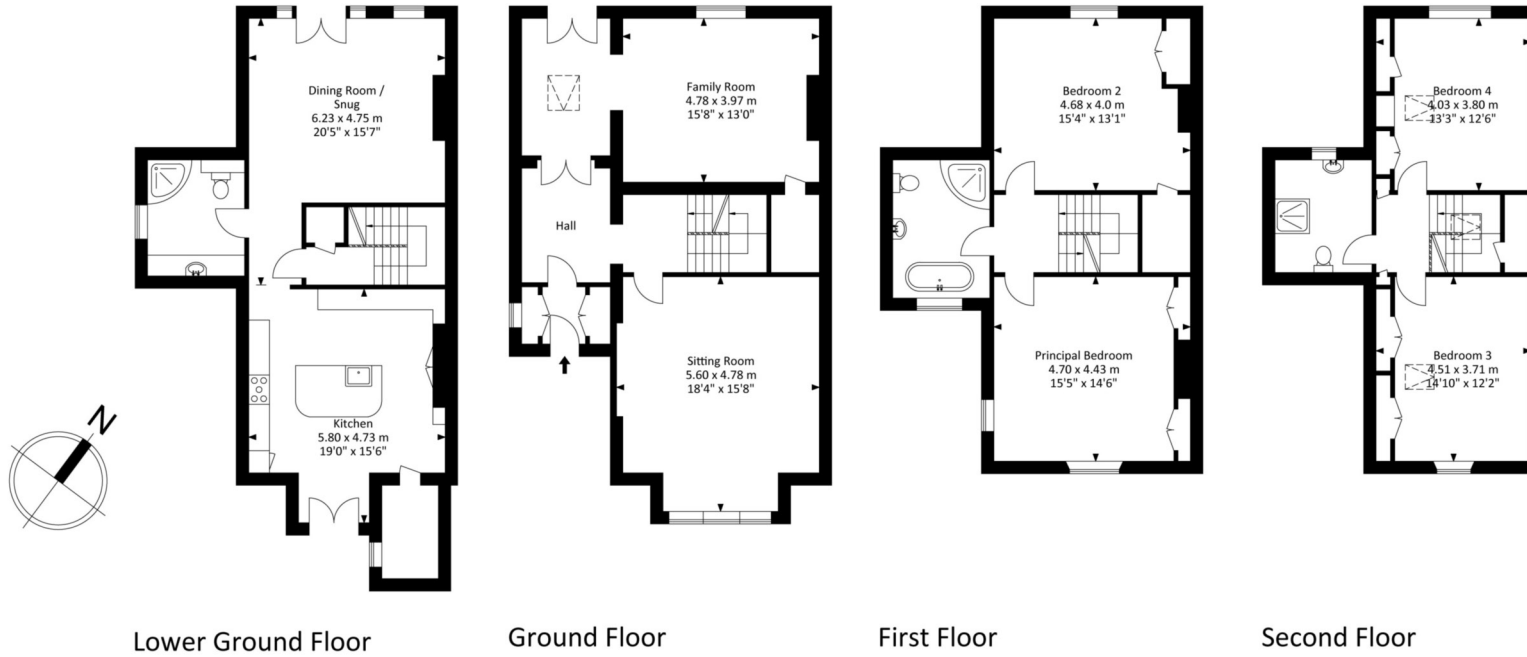
Council Tax Band: F

Directions: BS8 2UW



# Wellington Park, Clifton Bristol BS8

Approx. Gross Internal Area  
2626.0 Sq.Ft - 244.0 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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