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Stoke Bishop | Semi Detached House | Guide Price £725,000

15 Eastmead Lane, Stoke Bishop, Bristol, BS9 1HW

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We are delighted to present this very attractive, extended, 1950's semi-detached family house in a highly sought-after road, in a lovely elevated position with far reaching views to the rear. This property also benefits from being situated in a quiet side road near the heart of popular Stoke Bishop just off Stoke Hill. The current owners have beautifully refurbished and presented it throughout, being an ideal family house or equally it could be suitable for downsizers.

The house is approached via a sloping pathway from Eastmead Lane leading down to a covered porch and then a new door opening into a very welcoming, light & airy entrance hallway. A cloakroom is situated immediately to the left, then a second door to the left leads into a spacious Sitting room. This room has triple-aspect windows including a sliding patio door that opens onto the feature raised decked area, coving, attractive oak-effect flooring and fireplace recess accommodating a feature cast-iron wood burning stove. Straight ahead off the hallway there is a very large kitchen/dining/snug room which offers a fabulous lifestyle arrangement, providing three useful and purposeful areas, and also opens out onto the raised decking from two places. The kitchen area is very stylish with both solid 40mm oak & composite worktops, double bowl sink, mono block mixer tap and fired earth tiled splash backs. There is space for range cooker, fitted stainless-steel chimney hood over, space for American fridge freezer, designer lighting and attractive oak-effect flooring. At the back of this room is a door into a useful utility room with fitted base, plumbing for washing machine and sink and then a further door opens into the store that is also approached from the front of house off the driveway. On the first floor there are four good bedrooms, master having an en suite shower room and also a well-appointed family bathroom.

The rear garden is a big feature of this house adding to the overall lifestyle the property exudes with a large timber elevated deck that extends nearly the full width, being idea for parties or family gatherings and catches the afternoon and evening sun when out. The central area is mainly lawned and at the bottom a large recreational children's area laid with bark chippings. The front garden is mainly lawned with a number of established planted beds and borders. The driveway provides off street parking for one car and access to the store as previously mentioned.

Houses of this calibre with the way of life it offers are rare and especially being situated on such a lovely road and so we highly recommend a viewing as soon as possible.

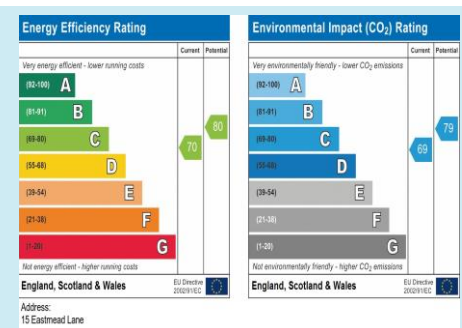




Directions: From our Stoke Lane office head right towards Westbury Village and take the first turning on the right onto Reedley Road. Follow Reedley Road for half a mile then take the left fork onto Kewstoke Road. Continue until you reach the junction with Stoke Hill and turn left. Eastmead Lane is the first left and the house is on the left-hand side.

Location: Stoke Bishop is one of Bristol's premier residential suburbs. Mainly developed in the 1920's and later, the houses tend to be set in generous plots with mature trees. The wide open space of Durdham Downs is within five minutes' walk and Clifton is situated on the far side. There are several state and independent schools within striking distance.

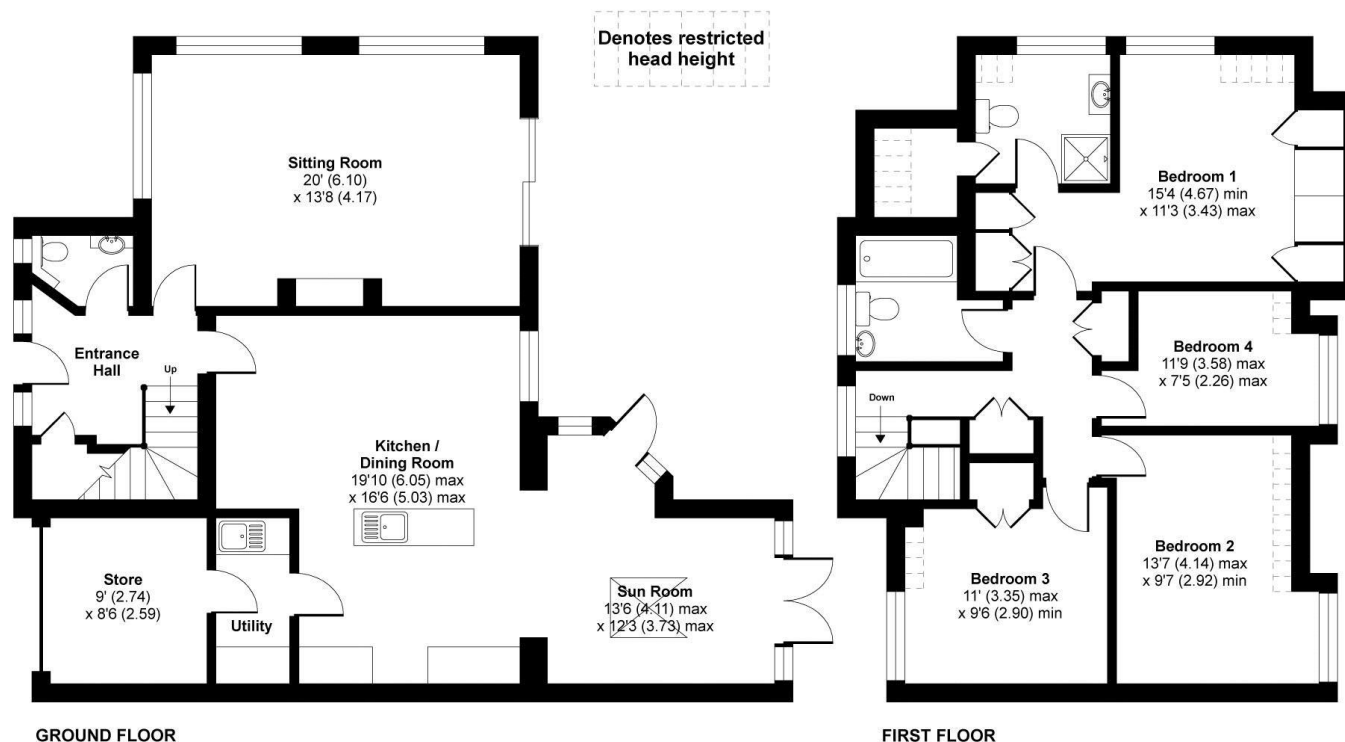




- Attractive 1950's Semi-Detached House
- Four Bedrooms, Fabulous Living Areas
- Great Gardens Including Large Raised Deck
- Off Street Parking and Store for Bikes etc
- Popular Side Road Location
- Within catchment zone for Stoke Bishop Primary School & the Bristol Free School

Eastmead Lane, Stoke Bishop, Bristol, BS9

APPROX. GROSS INTERNAL FLOOR AREA 1702 SQ FT 158.1 SQ METRES (INCLUDES STORE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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