



28 SABRINA WAY,  
STOKE BISHOP, BS9 1ST

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**GOODMAN  
& LILLEY**



A GOLDEN OPPORTUNITY TO ACQUIRE THIS HANDSOME 1930'S SEMI DETACHED THREE BEDROOM FAMILY HOME WITH LARGE C 80 FT WESTERLY FACING FAMILY FRIENDLY GARDENS, DRIVEWAY AND GARAGE WITH LOTS OF SCOPE TO EXTEND AND THE ADDED BENEFIT OF NO ONWARD CHAIN.

### Summary

When entering the property you are instantly greeted by a sizeable and welcoming entrance hall which provides access to the two spacious reception rooms and fitted kitchen with access to the delightful family friendly gardens. An original wooden staircase rises to the first floor landing with access to three bedrooms, the family bathroom and the impressive loft space via a loft hatch, with obvious potential for conversion subject to necessary planning.

There is a small front garden and block paved driveway leading to the garage to the side. The Westerly facing rear garden is of a great size and is predominantly laid to lawn, ideal for the growing family and the keen gardener.

### Location

Sabrina Way is a popular cul de sac situated in the leafy suburb of Stoke Bishop and is within close proximity to both Durdham Downs and the Old Sneed Park Nature Reserve. Sea Mills Train Station is just 0.8 miles away and there are regular trains into Bristol Temple Meads and into the city. Close by is an independent wine merchant and craft ale producer, independent greengrocer, family run Indian and Italian restaurants and three convenience stores. In nearby Henleaze there is a Waitrose as well as health and leisure clubs in Westbury on Trym.

### Accommodation

#### Ground Floor

##### Entrance Hall

Via storm porch and double front doors, stripped wooden floor, original wooden staircase rising to first floor with under stairs cupboard, doors to principle rooms.

##### Sitting Room

Picture rail, coved ceiling, chimney breast with feature fireplace, glazed bay windows to front,

##### Dining Room

Coved ceiling, picture rails, glazed bay windows and doors overlooking and leading to the rear garden's adjacent raised terrace, radiator.

##### Kitchen

Double glazed window overlooking the rear garden, tiled floor, range of wood effect kitchen units with worktop incorporating a stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, space for cooker and fridge/freezer, side door to garden.

#### First Floor

##### Landing

Feature original stain glass window to side elevation, doors to all first floor accommodation, picture rail, loft hatch leading to loft space which is ripe for conversion subject to necessary planning consent.

##### Bedroom 1

Glazed bay windows to front elevation, picture rails, chimney breast.

##### Bedroom 2

Double glazed bay windows overlooking the rear garden, picture rails, radiator.

##### Bedroom 3

Feature corner front window, radiator, storage cupboard.

##### Family Bathroom WC

Double glazed windows to side and rear, white suite comprising; panelled bath, bidet, low level WC and shower cubicle.

#### Outside

There is a small front garden and block paved driveway leading to the garage to the side which has a metal up and over door to front and courtesy door to the side.

The Westerly facing rear garden is of a great size and is predominantly laid to lawn, ideal for the growing family and the keen gardener. There is a raised sun terrace that is adjacent to the back of the dining room and a Pergola and further side patio ideal for al fresco entertaining in the warmer months.

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- 1930's Semi Detached Family Home
  - No Onward Chain
  - Large c80ft Westerly Facing Rear Garden
  - Excellent BS9 Cul De Sac Position
  - Huge Potential For Side, Rear & Loft Extensions
  - Garage & Driveway

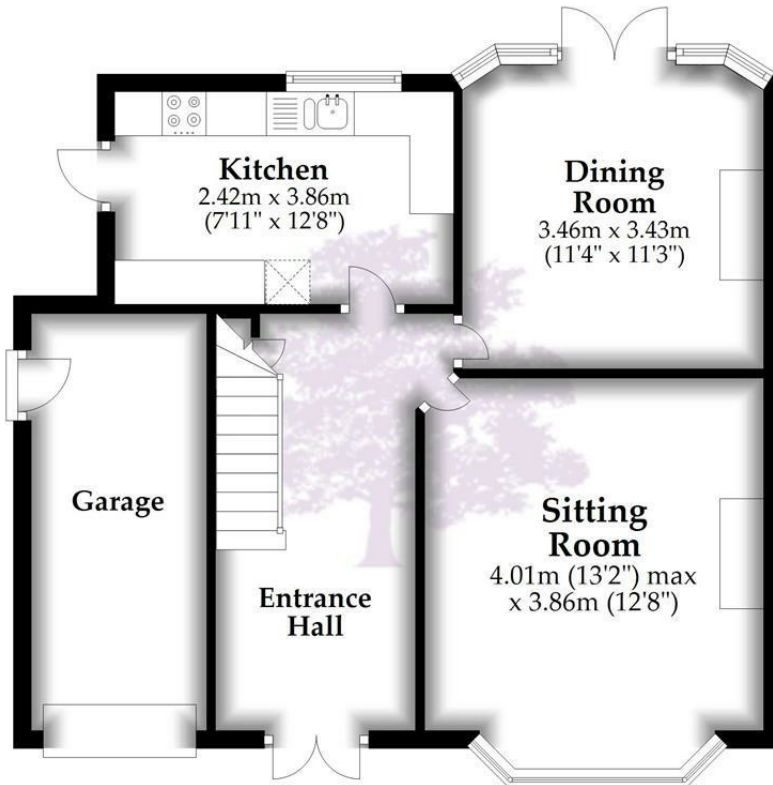


GUIDE PRICE £600,000



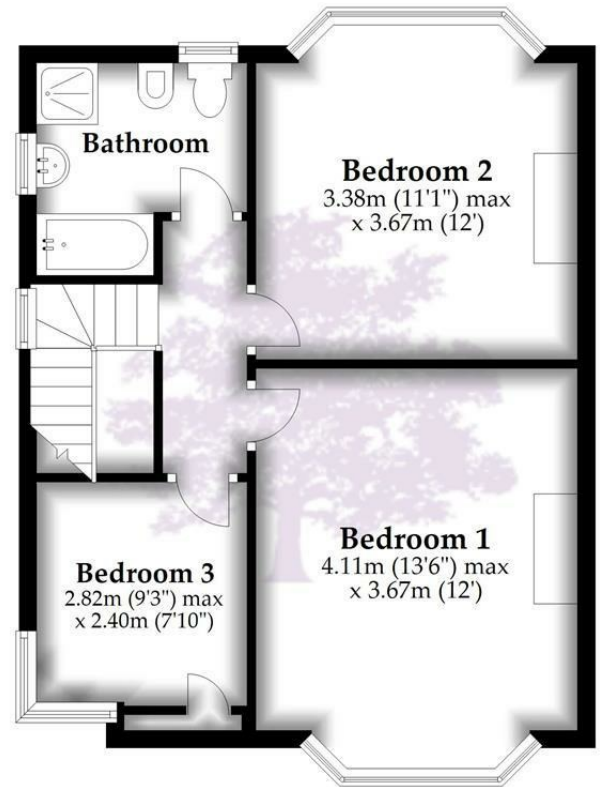
## Ground Floor

Approx. 59.6 sq. metres (641.0 sq. feet)



## First Floor

Approx. 47.2 sq. metres (508.4 sq. feet)



Total area: approx. 106.8 sq. metres (1149.5 sq. feet)

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.

Plan produced using PlanUp.

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