



100 REEDLEY ROAD,
STOKE BISHOP, BS9 3TA

GOODMAN
& LILLEY







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STOKE BISHOP BS9 3TA

GUIDE PRICE
£895,000

A wonderfully spacious five double bed roomed extended family home that has so much to offer including superb garden, driveway parking, detached garage and sits approximately 370m away from the much sought after Elmlea Infants and Junior School.

We highly recommend a viewing at the your first opportunity.

Summary

The extended accommodation is set over three floors and briefly comprises of two generous reception rooms, a kitchen / breakfast room and cloakroom / WC on the ground floor, with three double bedrooms and a bathroom to the first floor and two further double bedrooms and a shower room in the loft conversion.

Location

Excellent located on a popular road the house is within walking distance of many local shops and restaurants on Stoke Lane and in Westbury-on-Trym and Stoke Bishop. The location is particularly popular with families as the property is within a few hundred metres of Elmlea Infant and Junior Schools and within the catchment area of Bristol Free School for secondary education. There are also a number of reputable independent schools within close proximity. The area provides convenient access to the wide open space of Durdham Downs and there is good access to transport links including the M5/M4 motorways.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Hall

Of over 18 ft in length the entrance hall is light and spacious offering a superb entrance to the house with stairs rising to the first floor, high ceilings, double glazed windows to both the front and side elevations, an under stair storage cupboard housing the central heating boiler and doors to:

Downstairs Cloakroom / WC

Fitted with toilet and sink, radiator and double glazed window to the side.

Sitting Room

The high ceilings that run throughout the ground floor rooms give a real feeling of space. The sitting room has a double glazed bay window to the front, picture rails, radiator and feature fireplace.

Living / Dining Room

The living / dining room has been extended to the rear of the property and now offers a room of 23 foot in length with features to include a fireplace, picture rails, ceiling coving, with double glazed patio doors out to the rear garden, radiator.

Kitchen / Breakfast Room

The kitchen / breakfast room has again been extended out to the rear of the property and offers ample space for a fitted kitchen with wall and base units, sink unit, plumbing for white goods and spaces for appliances and breakfast area. There are double glazed windows to the rear and side elevations, and door out to the side driveway and further fitted storage.

First Floor

Landing

A great sized landing with double glazed window to the side aspect, stairs that continue to the converted loft space and doors to:

Bedroom One

Double glazed bay window to the front aspect, built in wardrobes, picture rails and radiator.

Bedroom Two

Double glazed window out to the rear, looking across the rear garden with radiator, and built in wardrobes.

Bedroom Three

The third bedroom also a double bedroom has double glazed windows out to the rear, looking across the rear garden with radiator, and built in wardrobes.

Bathroom

Fitted four piece suite comprising bath, WC, bidet and wash basin, with tiled walls, fitted storage, radiator and double glazed window to the front aspect.

Second Floor

Landing

With double glazed window to the side aspect, door to further loft space storage and doors to two more bedrooms and a shower room.

Bedroom Four

With double glazed dormer window to the rear elevation, built in storage and radiator.

Bedroom Five

Two velux windows to the front, radiator and door to further loft space storage.

Shower Room

Fitted with a shower cubicle, wash basin and WC, velux window.

Outside

Front Garden

The front garden has been converted to now offer paved driveway parking and access to the detached garage, the storm porch and entrance door.

Rear Garden

A wonderfully sized rear garden with large lawn, two patios and mature shrub and tree borders and beds. Gated access to the side.

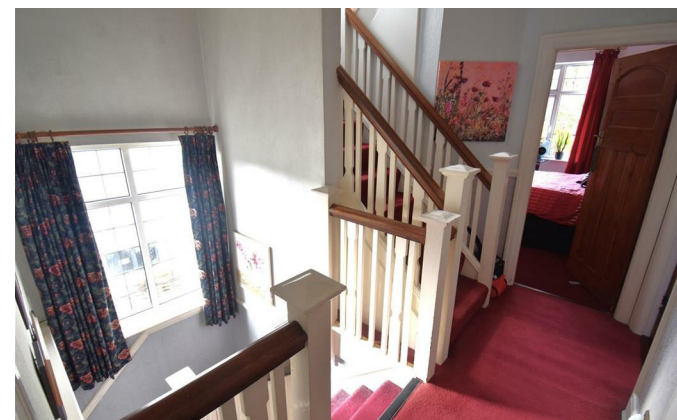
Garage

Single detached garage with driveway parking.



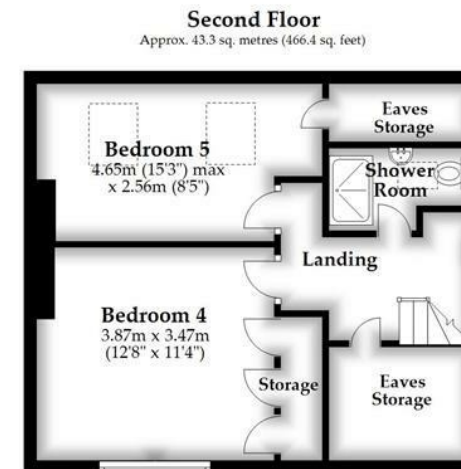
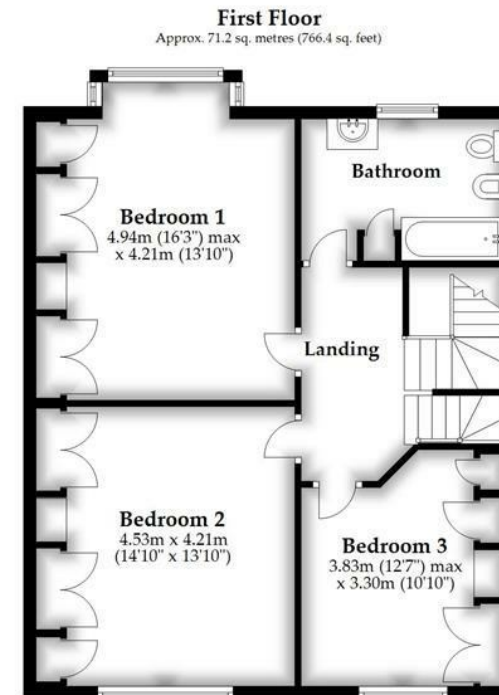
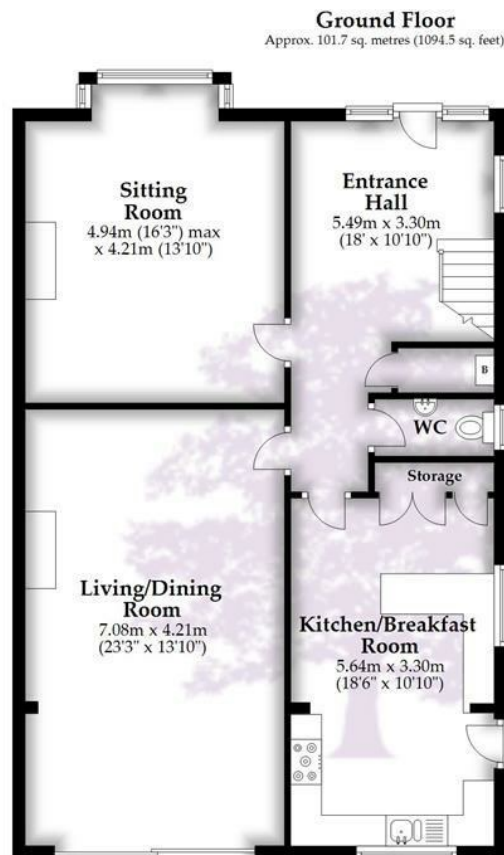
- Substantial 1930s Family Home
- Detached Garage / Driveway Parking
- Five Double Bedrooms / Two Bathrooms
- Sought After Location
- Elmlea and Bristol Free School Catchment
- Wonderful Rear Garden





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Total area: approx. 216.2 sq. metres (2327.3 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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