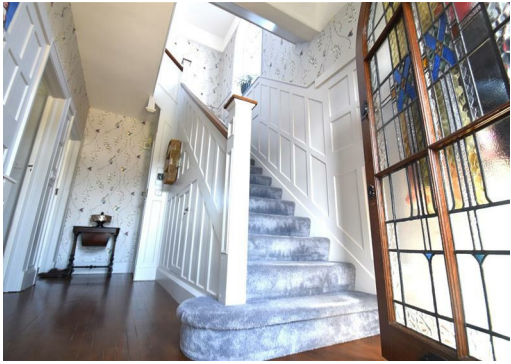




14 CEDAR PARK,
STOKE BISHOP, BS9 1BW

**GOODMAN
& LILLEY**







14 CEDAR PARK

STOKE BISHOP BS9 1BW

ASKING PRICE

£860,000

A superb light and feature filled 1930's detached family house with three bedroom (1,485 sq ft) and boasting generous front and west facing rear gardens, driveway parking and garage all situated at the heart of this ever popular residential location.

We highly recommend this superb home and a viewing at the your first opportunity.

Call, Click or Come in and visit our experienced sales team. henleaze@goodmanlilley.co.uk

Location

Just a short distance from 'Durdham Downs' that boasts over 400 acres of open space and parkland. Locally, there is a range of convenient shops at Shirehampton Road, Stoke Hill, Stoke Lane, and Westbury on Trym village. There are many private and state schools in the vicinity, including Stoke Bishop C of E Primary School, Bristol Free School, Redmaids High School and Badminton. Convenient position for access to Whiteladies Road, the city centre and North View/Henleaze Road and very handy for commuting out of town via the M5 motorway junctions 17 and 18.

Summary

The beautifully appointment accommodation comprises on the ground floor: a generous and welcoming entrance hall with high ceilings and the most attractive feature leaded stained inner door. Feature panelled doors give access to: a spacious bay fronted sitting room, separate open plan kitchen / dining room with doors out to the attractive rear garden. The quality fitted kitchen has intergrade appliances and leads into a downstairs shower room / WC. To the first floor there is a large open landing with feature arched stained and leaded window to the side and feature doors to three double bedrooms and a generous shower room fitted with a modern quality suite. Outside there is a generous rear garden that has been completely overhauled by the present owner and most be seen to be fully apricated. The house is set back well from the road by a generous front garden with driveway parking for three cars that also provides access to an attached garage to the side of the house.

Accommodation

Please see the floorplan for room sizes.

Entrance

Via the front garden to an entrance door into an inner porch with amazing feature stained and leaded door to the main hallway.

Main Hallway

A wonderful panelled hallway with stairs rising to the first floor with an under stair utility cupboard housing the washing machine, fitted wooden parquet floor and feature doors to:

Sitting Room

Double glazed leaded bay window out to the front aspect, fitted wooden flooring, radiator, feature fireplace and picture rails.

Open Plan Kitchen / Dining Room

A superb open plan space with dining and kitchen areas having quality fitted flooring throughout, double glazed windows and double doors out to the sunny west facing rear aspect. The dining area has ample space for a table and chairs and opens into a quality modern fitted kitchen with granite work surfaces, integrated sink and appliances, draw and cupboard storage and tiled surrounds. Door to:

Downstairs WC / Shower Room

Wonderfully fitted with a modern suite including walk in shower, low level wc and wash basin, tiled walls, towel rail/radiator and double glazed windows to the rear.

First Floor

Landing

Open and bright with feature matching stained and leaded window to the side of the house, and doors to:

Bedroom One

Double glazed bay window to the front elevation, fitted flooring, radiator.

Bedroom Two

Double glazed window to the rear elevation with open views across the garden toward Blaise, fitted flooring, radiator.

Bedroom Three

Double glazed window to the front elevation, radiator.

Shower Room

Ordinally the houses bathroom now a modern shower room fitted to a high standard with walk in oversized shower cubicle, low level WC and wash basin, fully tiled the walls and floor, heated towel rail / radiator, double glazed windows to the rear.

Outside

Front Garden

The house is set back well from the road by a generous front garden with lawn area and three car driveway parking that also provides access to an attached garage and the main entrance door.

Rear Garden

To the rear there is a generous garden that has been completely overhauled by the present owner and must be seen to be fully apricated.

Garage / Driveway Parking

There is a single attached garage access across the driveway parking to the front of the house.



- Superb Detached Home
- Highly Sought After Stoke Bishop Location
- Downstairs WC/Shower Room
- Garage / Driveway Parking
- Three Bedrooms
- Viewing Recommended
- Wonderful Landscaped West facing Rear Garden
- Quality Fittings Throughout



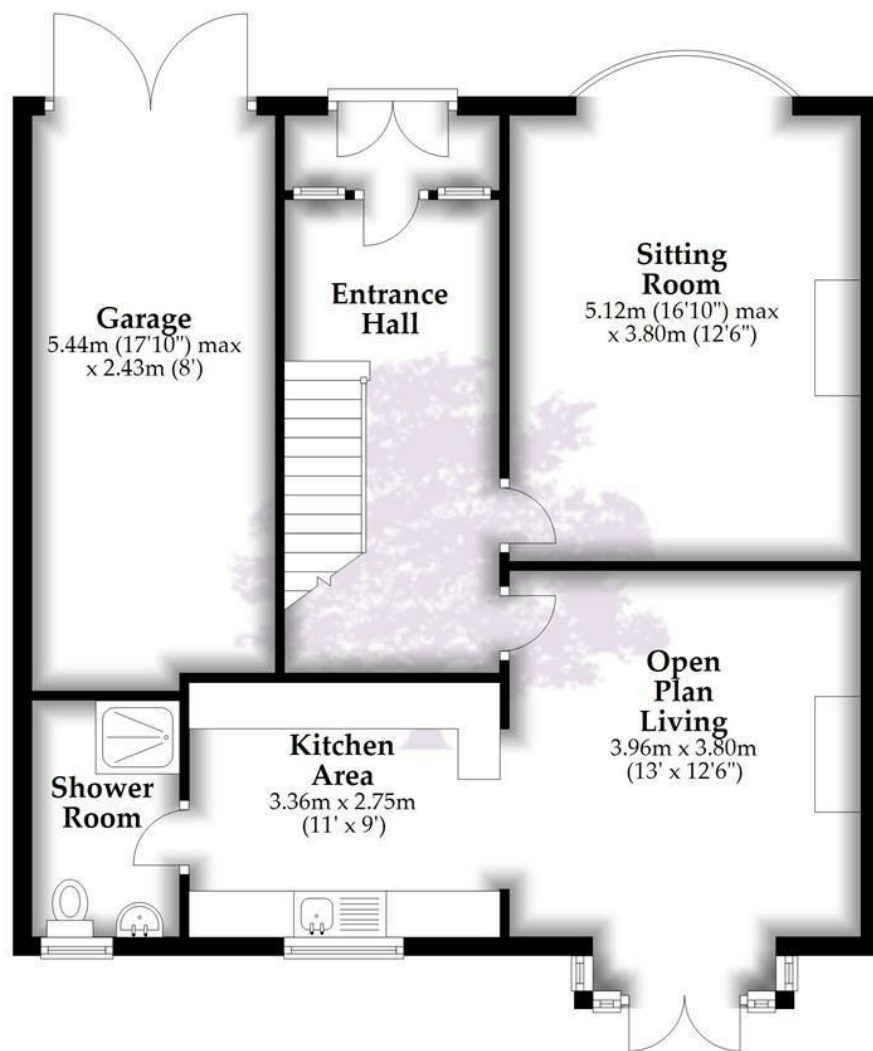


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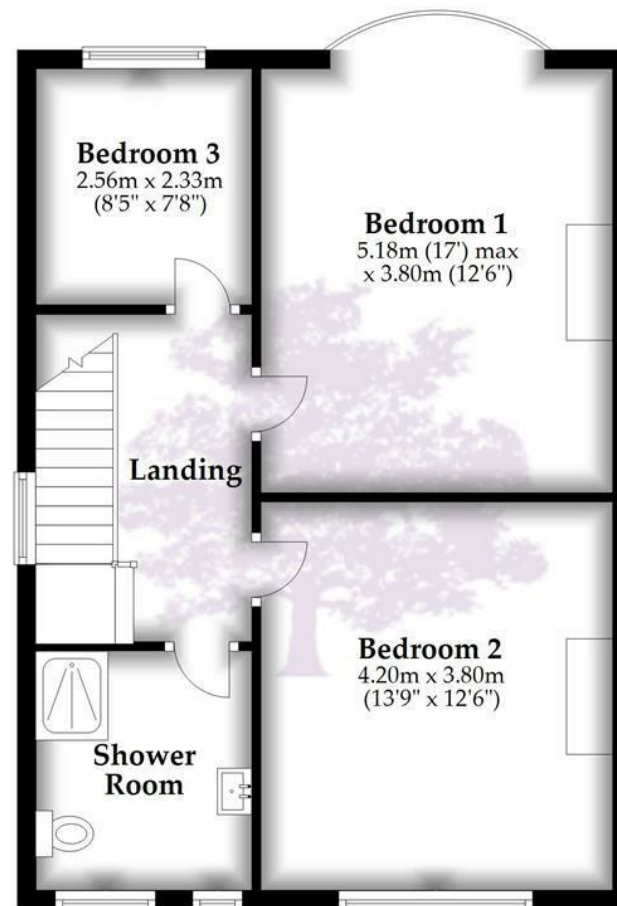
Ground Floor

Approx. 82.2 sq. metres (885.0 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



Total area: approx. 138.0 sq. metres (1485.5 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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