



12 WEST COOMBE,
STOKE BISHOP, BS9 2BA

GOODMAN
& LILLEY







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GUIDE PRICE

£1,095,000

This immaculately presented detached four double bedroom family home has been the subject of a complete refurbishment program by the current owner and is offered to the market in show room condition. Situated on a large private plot in the highly regarded leafy cul-de-sac of West Coombe in Stoke Bishop, with further scope for a double storey extension to the side of the property if desired, with previous lapsed planning permission granted in the past.

Summary

When entering the property via the entrance lobby to the front you are greeted by a bright entrance hall with an attractive staircase with galleried landing above making a pleasant focal point. The hallway provides access to a downstairs cloakroom WC, integral garage and adjacent utility room. The recently fitted kitchen has been opened up into the dining room to create a huge 31ft open plan space with the kitchen boasting a wide range of storage and worktop space with a large double Belfast sink with mixer taps, built in dishwasher, wine fridge, space for large range cooker with built in extractor fan with further space for an American style fridge/freezer and a spacious island unit with breakfast bar and vast worktop space. The kitchen is open plan to a sizable dining area with original wooden parquet floor and corner wood burner. There are large windows overlooking the front garden and sliding patio doors overlooking and opening to the delightful rear garden, making this a very pleasant area to dine. Again the room has been opened up to the living room with feature media room designed to inset wall mount a 77" TV and the room also enjoys views of the garden via further French doors. A door in turn opens to a further sitting room/play room once again with it's own patio doors overlooking and opening to the garden.

The first floor galleried landing has access to a pull down loft ladder providing access to a spacious boarded loft space housing the recently fitted Worcester boiler and cylinder. Doors open to four double bedrooms (one with en-suite) and a newly fitted spacious four piece family bathroom WC.

A superb and sizeable family home already with further potential with side garden offering double storey extension possibilities if desired. The garage, utility room and sun room/play room could also be opened up and developed into a small annexe for a dependant relative or possibly AirBnB rental potential in the future. An exciting opportunity for a wide range of purchasers. We expect a strong demand for this beautiful home, so book your viewing without delay.

A highly sought after cut-de-sac situated in Stoke Bishop, north of the Downs and close to a host of excellent local amenities. Within close proximity there are adjacent playing fields at Stoke Lodge and the nearby Kings Weston Estate has rambling walks. There are golf courses at Henbury and Shirehampton. There are good primary schools within Stoke Bishop, Westbury on Trym and Henleaze including Stoke Bishop primary, Sea Mills Primary, the outstanding Elmlea School, as well as Badminton, Redmaids, Clifton College and many more. For day to day living there are convenience stores at Stoke Bishop as well as supermarkets including a Waitrose nearby and for travel, easy routes into Bristol via the Portway, road links to the motorway networks, M32, M4 and M5, as well as fast train links to London via Bristol Temple Meads and Bristol Parkway.

Further Information

Tenure - Freehold.
Services - Mains Water, Mains Gas & Mains Drainage.
Bristol City Council Tax Band F.
Possible Rental Potential £4,000-£4,500 p.c.m

Accommodation

Entrance Lobby

Tiled floor, inner door to -

Entrance Hall

12 x 10'5

Bright entrance hall with attractive dog leg staircase rising to the galleried first floor landing with two under stairs storage cupboards, feature radiator, doors to ground floor accommodation.

Cloakroom WC

White low level WC and wash hand basin.

Integral Garage

15'1 x 9

Electric remote controlled up and over metal door to front, power and light, window to side, recently decorated, door to -

Utility Room

9 x 7'11

Window to side, recently decorated, worktop and cupboards below with stainless steel sink and single drainer, metre cupboard housing electric and gas metres.

Open Plan Kitchen/Dining Room

31 x 12

Dual aspect room with large windows overlooking the front garden and sliding patio doors overlooking and opening to the rear garden. Range of eye level and base units with vast Corian worktops, double Belfast sink, built in appliances, sizeable island unit with breakfast bar, feature radiator, walk in pantry cupboard. Dining area with original parquet wooden floor, corner wood burner, open to -

Living Room

13'2 x 12

Large feature media wall with inset area for 77" wall mounted television and space for sound bar below, feature radiator, double glazed French doors opening to the rear garden, feature radiator, multi paned glass door to -

Sitting Room / Play Room

12'9 x 9

Recently decorated, double glazed windows to side, double glazed sliding patio door to rear garden, radiator, wooden shelving to alcove.

First Floor Galleried Landing

Large overstairs window above half landing to the side elevation with attractive light feature, doors to all first floor accommodation, loft hatch with pull down ladder to spacious loft space which is mainly boarded, housing newly fitted Worcester central heating system.

Bedroom 1

12 x 11'7

Large double glazed window overlooking the rear garden, radiator, range of wardrobes to one wall.

Bedroom 2

12 x 8'10

Large double glazed window overlooking the rear garden, radiator, door to -

En-Suite Shower Room WC

White three piece suite comprising shower cubicle with wall mounted electric shower and sliding glass screen, low level WC and wash basin.

Bedroom 3

12 x 9'5

Large double glazed window to front, radiator.

Bedroom 4

12 x 9'5

Double glazed window to front, radiator.

Family Bathroom WC

9'3 x 8

Newly fitted four piece suite comprising large bath with inset controls and hand held shower attachment, wall hung WC with inset cistern, large wash hand basin with vanity unit below, wall mounted glass bathroom cabinet with light above and walk in shower cubicle with ceiling drench style overhead shower, further wall mounted hand held shower with large glass screen, attractive metro tiled walls and wood effect hard wearing flooring.

Outside

Beautifully set back from the quiet cul de sac well screened by a range of shrubs and trees with good sized driveway with space for motorhome/caravan if desired, side access to both sides with side garden to the right with greenhouse and storage space, leading around to a good sized rear garden again with a great degree of privacy from trees surrounding the boundaries to the side and rear, laid partly to lawn raised patio directly outside the living accommodation of the house, two further paved seating areas overlooking the attractive fish pond, flower and shrub borders. Lots of off road parking in front of the garage to the front of the property.



- Beautifully Refurbished Four Double Bedroom (One En-Suite) Detached Family Home

- Set In Large Private Plot In Quiet And Highly Regarded Stoke Bishop Cul-De-Sac

- Large Open Plan Living Accommodation Including High Quality Fitted Kitchen/Breakfast Room With Feature Central Island & Various Built In Appliances

- Living Room With Built In Media Wall To Fit 77" Television & Sound Bar

- Sitting Room/ Play Room With Double Glazed Sliding Patio Doors To Rear Garden

- Entrance Hall With Cloakroom WC & Attractive Staircase To Galleried Landing

- Newly Fitted 4 Piece Family Bathroom WC





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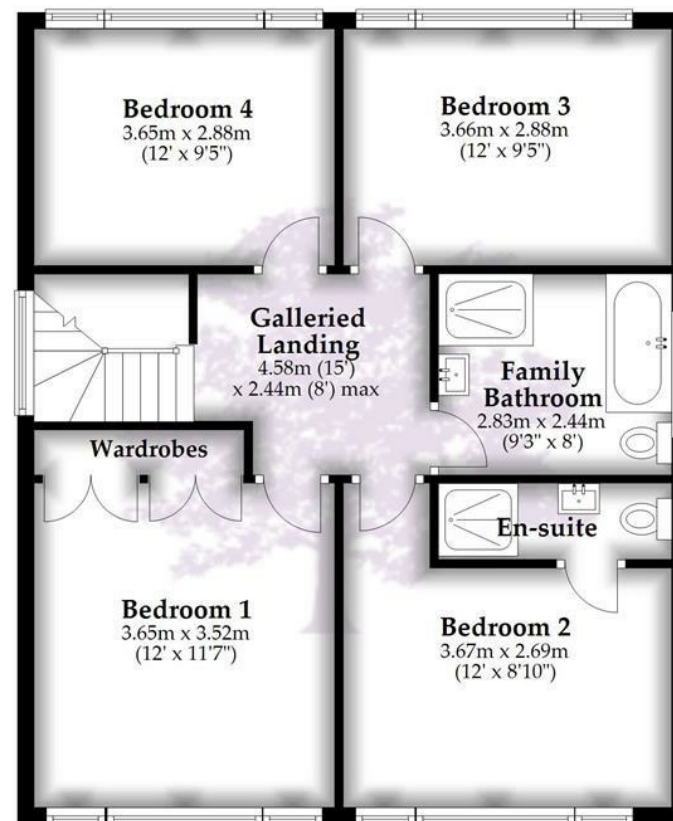
Ground Floor

Approx. 108.3 sq. metres (1165.9 sq. feet)



First Floor

Approx. 71.9 sq. metres (773.9 sq. feet)



Total area: approx. 180.2 sq. metres (1939.8 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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