



61A SEA MILLS LANE,  
STOKE BISHOP, BS9 1DR

GOODMAN  
& LILLEY







# 61A SEA MILLS LANE

## STOKE BISHOP BS9 1DR

# ASKING PRICE

## £750,000

A delightful four/five bedroom detached home with flexible, extended accommodation in a secluded position accessed via a private driveway, in the sought after Stoke Bishop area of Bristol surrounded by beautiful gardens and with the benefit of driveway parking.

### Location

Stoke Bishop is a popular area for families and commuters. Stoke Bishop C of E Primary School is within walking distance as are doctors and dentists. The local shops are within a few hundred yards level walk, and include Tesco and a Co-op. There is easy access to the City Centre, Cribbs Causeway and the M5 motorway. The property is situated just 0.24 miles from Sea Mills train station with good links to the national railway network for anyone with work commitments further a field.

### Summary

In brief this wonderful home offers flexible accommodation on two floors with a single storey side extension that could have a number of uses including home office, therapy rooms for those working from home, children's playroom or even downstairs living. The ground floor offers a sitting room opening into a dining area, a kitchen / breakfast room, downstairs cloakroom / WC and two additional rooms mentioned before. To the first floor can be found four good sized bedrooms, with an excellent outlook to the front and there is a generous family bathroom. An excellent home that should be viewed at your earliest convenience to avoid disappointment.

### Accommodation

Please see the floorplan for the room measurements and layout.

### Ground Floor

### Entrance Hallway

There is a spacious entrance hall with wonderful wood block floor, stairs rising to the upper floor and doors to:

### Downstairs Cloakroom / WC

Fitted toilet and sink with window to the side, position off of the entrance hall.

### Sitting Room

A formal sitting room with dual aspect windows sits to the front of the house with a built-in fireplace, wood flooring and opening into a dining room.

### Dining Room

A wide arch opens into the dining room that has dual aspect windows and patio doors that open out into the gardens and patio with a south-westerly aspect.

### Kitchen / Breakfast Room

The kitchen/breakfast room features a comprehensive range of units with built in appliances. There is space for a good-sized breakfast table and a door out to the gardens.

### Second Living Room / Home Office / Playroom

Forming part of the single storey side extension, positioned directly off of the entrance hall is a second living room that is suited to a number of uses a children's play room, television room/snug or a work from home space. Window to the front and door to a second room.

### Additional Reception Room

Combined with the room before, this room could form part of a business space / therapy rooms / family annex should you have the need, having a separate front and rear entrance.

### First Floor

### Landing

A light and spacious landing with picture window to the front aspect. Doors to:

### Bedroom One

The master bedroom has dual aspect windows again with a delightful outlook and built-in wardrobes.

### Bedroom Two

Window to the rear aspect overlooking the gardens and built in wardrobes.

### Bedroom Three

Bedroom 3 has a door opening onto a feature front balcony with a lovely outlook. Built in wardrobes.

### Bedroom Four

With window to the rear aspect.

### Bathroom

Of a generous size and fitted with a modern quality suite comprising bath with shower fitted over, low level wc and wash basin, tiled walls and floor, window to the side.

### Outside

### Gardens

The house is set centrally in well tended gardens which offer lawn areas with mature shrub and tree borders and quality timber fences that provide a high level of privacy. With entertaining patio and paths around the house the gardens are a particularly engaging feature of the house.

### Driveway Parking

There is a brick paved parking area to the front of the house with turning space.



- Superb Detached Family House
- 4/5 Bedrooms
- Excellent Location
- Beautiful Gardens
- Flexible Accommodation
- Driveway Parking



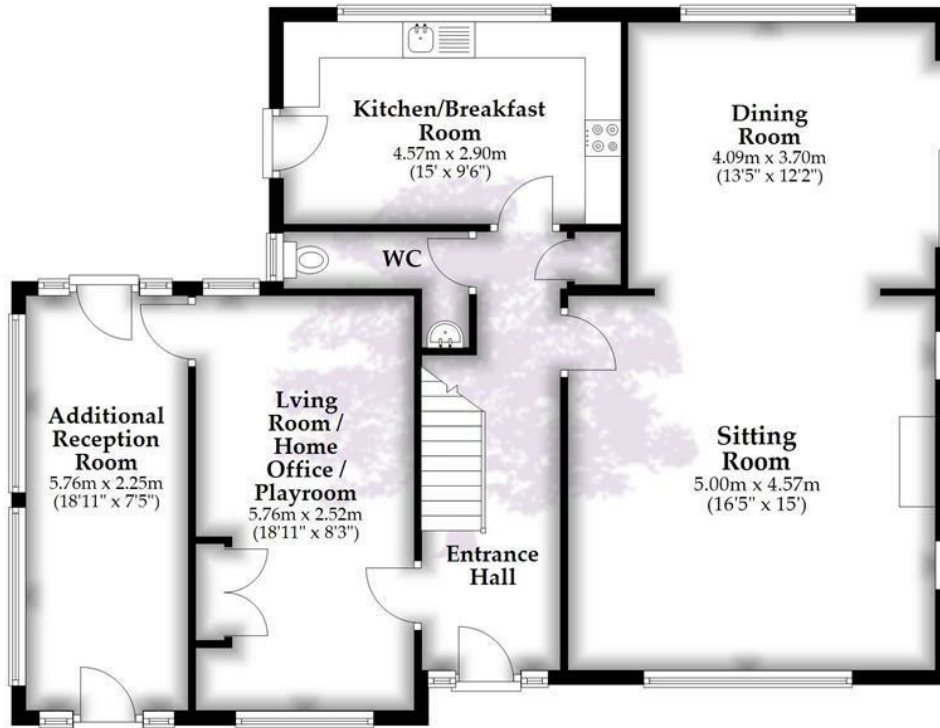


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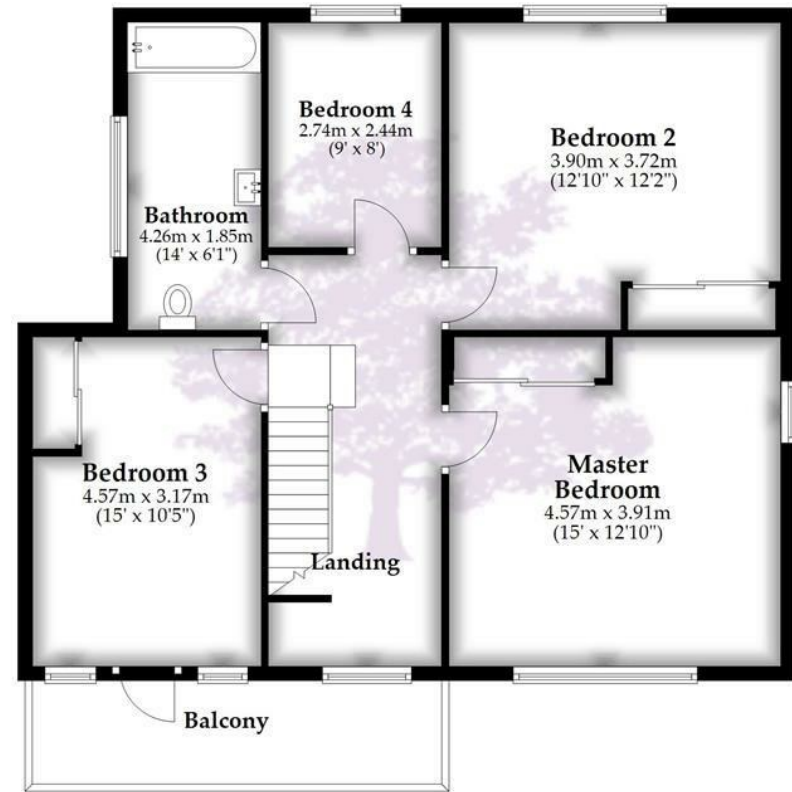
### Ground Floor

Approx. 96.4 sq. metres (1037.6 sq. feet)



### First Floor

Approx. 80.9 sq. metres (870.7 sq. feet)



Total area: approx. 177.3 sq. metres (1908.3 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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