



PLUM TREE COTTAGE 2, WOODLANDS LANE,
BRADLEY STOKE, BS32 4JS

GOODMAN
& LILLEY







PLUM TREE COTTAGE 2, WOODLANDS LANE OFFERS IN EXCESS BRADLEY STOKE BS32 4JS OF £450,000

A rare opportunity to acquire this immaculately presented semi detached period cottage, believed to date back to the 1800's, situated in a convenient position close to local amenities, major employers and within easy reach of the M5 & M4 motorway network.

Properties such as this are rare to the market and we therefore expect a strong demand of interest. Book your viewing today!

Summary

The generous accommodation is arranged over two floors and boasts two separate reception rooms, a recently fitted and spacious kitchen/dining room, conservatory and bathroom WC to the ground floor, with three decent sized bedrooms and a further shower room WC to the first floor.

The crowning features of this fine home are found outside with a delightful large, family friendly garden to the rear which has nearly doubled in size over the years due to the acquisition of a large part of the neighbouring properties garden in the past. There is also easy maintenance space to the front and side of the property with the driveway leading to a good sized detached garage with pitched roof, which is another unexpected feature.

Location

Hugely convenient location, offering a wealth of local amenities. The Willow Brook Centre, various local shops, and the Pear Tree are all within close walking distance. Leisure facilities, schools, and scenic nature walks enhance the appeal of this area. Major transportation links, including Parkway Rail, Stoke Gifford Bypass, and a Metro Bus Stop, provide excellent connectivity. Also within easy reach of the M5 & M4 motorway network.

Entrance Hall

Doors to the kitchen/breakfast room and dining room, double radiator, stairs to the first floor landing.

Kitchen/Breakfast Room

18'1 x 11'3

Recently fitted kitchen with a range of kitchen units, worktop space, stainless steel sink, space and plumbing for various appliances, double glazed windows to front and side, room for large table and chairs, double radiator, door to -

Sitting Room

13'9 x 12'10

Double glazed window to rear, beamed ceiling, stone fireplace, door to dining room and inner hall.

Rear Lobby

Doors to bathroom WC and conservatory, coat hooks.

Bathroom WC

Double glazed window to rear, white three piece suite comprising bath, low level WC and wash hand basin, wall tiling, radiator.

Conservatory

12 x 9

Range of double glazed windows and double glazed French doors opening to the rear garden., tiled floor.

Dining Room

13'10 x 11'3

Double glazed window to rear, radiator.

Stairs To First Floor Landing

Doors to all first floor accommodation, window to front.

Bedroom 1

13'10 x 12'1

Double glazed window to rear, radiator

Bedroom 2

14 x 7'6

Double glazed window to rear, radiator.

Bedroom 3

10'3 x 6'6

Double glazed window to front, radiator.

Outside

The crowning features of this fine home are found outside with a delightful large, family friendly garden to the rear which has nearly doubled in size over the years due to the acquisition of a large part of the neighbouring properties garden in the past. There is also easy maintenance space to the front and side of the property with the driveway leading to a good sized detached garage with pitched roof, which is another unexpected feature, good sized patio adjacent to the back of the house, lawned area, vegetable plot, access to front of the property.

Shower Room WC

Skylight window, white low level WC, shower cubicle with shower, wall tiling.

Garage

23'6 x 8

Metal up and over door to front, window to rear, side courtesy door.



- Semi Detached Period Cottage Believed To Date Back To The 1800's
- Large Kitchen/Breakfast Room
- Delightful Gardens With Two Greenhouses & Garden Store
- Three Sizable Bedrooms
- Conservatory
- Good Size Detached Garage & Driveway
- Two Reception Rooms
- Downstairs Bathroom WC & First Floor Shower Room WC





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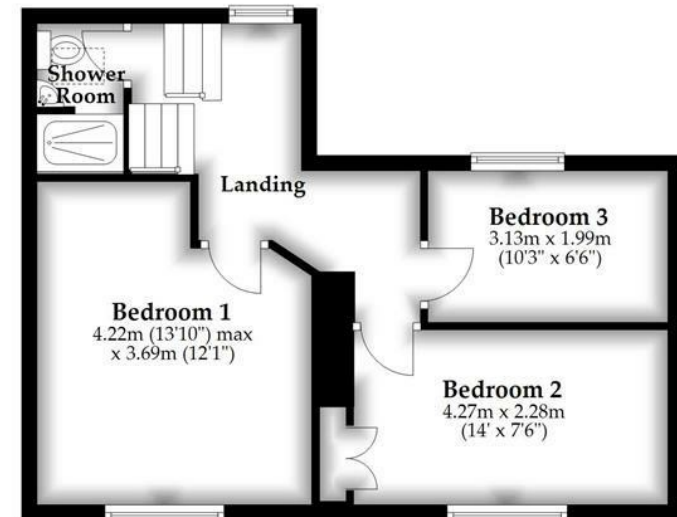
Ground Floor

Approx. 94.4 sq. metres (1016.5 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.5 sq. feet)



Total area: approx. 137.0 sq. metres (1475.0 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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