



26 PARRYS CLOSE,
STOKE BISHOP, BS9 1AW

GOODMAN
& LILLEY







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GUIDE PRICE
£1,125,000

An exciting opportunity has arisen to acquire this attractive and beautifully proportioned detached family home, offered in excellent condition and set in a highly sought after location within walking distance of Durdham Downs and excellent local schools.

This is a wonderful family home in a sought after position and we highly recommend a viewing at the your first opportunity.

Location

A highly regarded location with wonderful amenities on the doorstep and in close proximity to the historic Downs. A great location for families. Parrys Close is located in Stoke Bishop, a popular and highly regarded suburb located to the north west of Bristol's commercial centre.

Within the immediate environs there is a recognised primary school in Elmlea as well as a number of highly regarded independent schools in Westbury and Clifton. Stoke Bishop and Westbury-on-Trym village have a variety of shops and stores suitable for day to day living and Clifton and Queens Road offer a more eclectic mix of boutiques, bars and restaurants and are a mere 2 miles distant.

Just 0.3 miles away is the historic Durdham Downs which offers walks and gym trails whilst the Blaise Estate nearby has more challenging woodland walks. For sporting pursuits there are golf courses and health and leisure clubs and the location is ideally placed for the commuter with good access to the A4018, the main arterial route to Bristol's commercial centre and the motorway networks.

Bristol City Centre 2.5 miles, Blackboy Hill 1 mile, M5 (J17) 4.5miles, Bristol Parkway Station 4.5 miles (distances approximate)

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Hallway

Measuring over 20 foot in length is the wonderfully spacious entrance hallway accessed from the front driveway and a newly fitted composite front door. The hallway has stairs rising to the first floor, attractive original wooded flooring that extends into the reception rooms, feature glazed double doors to the ground floor rooms, inset spot lighting.

Sitting Room

A generous dual aspect main reception room with double glazed bay window to the front and double glazed, double doors to the rear garden, feature wooded flooring, inset spot lighting and a newly fitted log burner.

Open Plan Kitchen / Dining Room

Having been extended and opened up by the present owners and now offering a wonderful open plan space with kitchen and dining areas, a double glazed bay window to the front aspect and newly fitted bi folding doors to the rear garden. The room has a good mix of original wooden flooring in the dining area and Italian laminate in the kitchen. The redesigned kitchen is fitted with a range of quality units with integrated appliances including a new 7 burner range cooker, wine cooler, dishwasher, fridge/freezer, and large central island with a mix of wood and granite work surfacing with an integrated sink and seating. Feature vaulted ceiling with remote controlled velux, inset spot lighting, door to the garage / utility.

Downstairs Cloakroom / WC

Fitted WC and wash basin, tiled surrounds and double glazed window to the rear.

First Floor

Landing

Galleried landing with double glazed window to the front elevation, loft access to a large roof space ripe for conversion (subject to planning), and doors to the first floor accommodation.

Master Bedroom

A good sized double bedroom with double glazed window to the front of the house with door to an en suite shower room added in 2023 by the present owners.

En Suite Shower Room

Fitted with a high quality suite comprising of an oversized walk in shower cubicle with glass screen, wash basin and WC, feature towel rail / radiators, tiled surrounds and floor, double glazed window.

Bedroom Two

A double bedroom with double glazed window to the front of the house.

Bedroom Three

A double bedroom with double glazed window to the rear of the house overlooking the garden with Jack & Jill door to the main bathroom.

Bedroom Four

The fourth double bedroom with double glazed window to the rear aspect.

Bathroom

A well finished main bathroom with Jack & Jill doors from the landing and bedroom three.

Fitted with a three piece suite including bath with shower over, wash basin and WC, tiled surrounds and floor, feature towel rail / radiator and double glazed windows to the rear.

Outside

Front Garden

There is a good sized front garden setting the house well back from the road comprising a lawn area bordered by shrubs and walls with access to brick paved driveway parking providing access to the entrance and the attached garage to the side.

Rear Garden

There is a wonderful south facing rear garden that should be seen to fully appreciate, with lawn and patio areas and fully stocked with a wide variety of attractive shrubs, flowers and trees.

Garage / Utility

Accessed by the driveway via an up and over door and door from the kitchen, dry lined with plumbing for white goods and built in boiler cupboard housing a refitted Worcester Bosch condensing central heating / water boiler.



- Superb Detached Family Home
- Four Double Bedrooms (Master Bedroom with En Suite)
- Driveway Parking / Garage
- Sought After Cul De Sac Location
- Extended Open Plan Kitchen / Dining Room
- Downstairs Cloakroom
- Close to Great Local Schools
- Wonderful Gardens

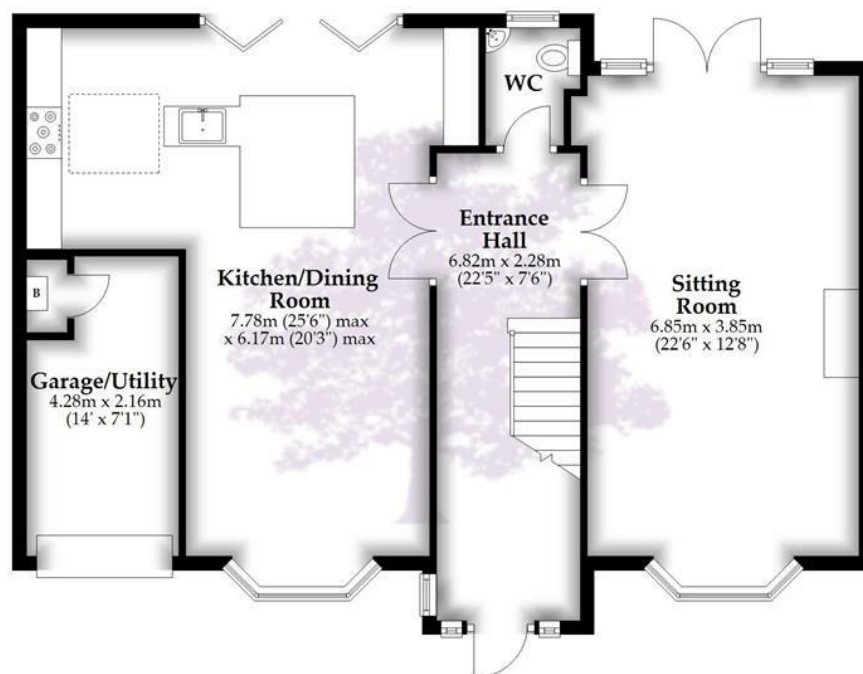




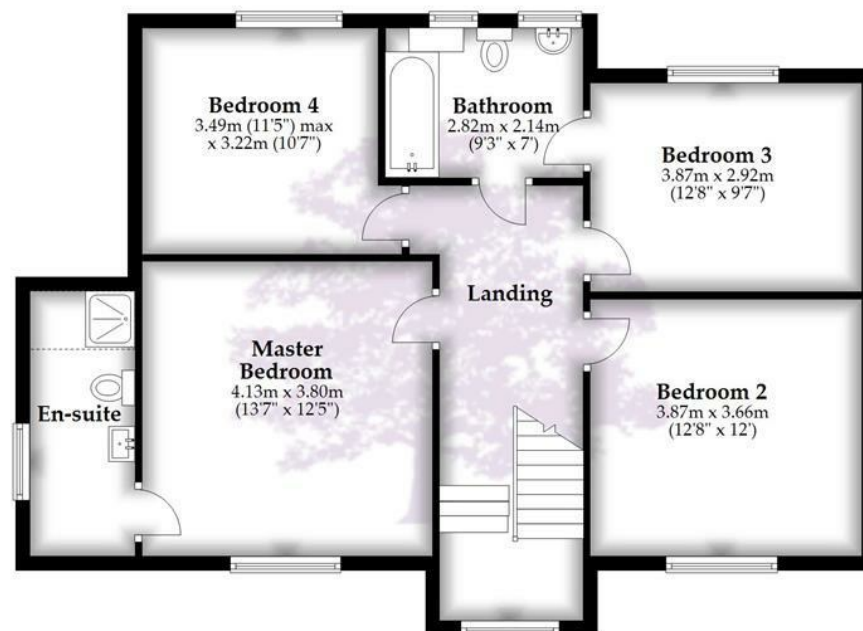
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Ground Floor



First Floor



Total area: approx. 169.3 sq. metres (1822.6 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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