



15, Stanley Gardens, Oldland Common,
Bristol, South Gloucestershire, BS30 9PZ

£525,000

Nestled within a quiet cul de sac position is this impressive four-bedroom detached family home which offers spacious and versatile living. Having been greatly improved by the current vendors the property is perfectly designed for modern family life; the property combines generous living areas with stylish finishes throughout. The ground floor features a light and airy hallway with a cloakroom, a stunning open concept kitchen/dining/family room with bi-fold doors overlooking a private rear garden, and a lounge to the ground floor. Upstairs, the first floor boasts four generously sized bedrooms, the principal bedroom benefits from a modern ensuite and a stylish modern white family bathroom. Outside, the private, enclosed rear garden provides a tranquil outdoor space with a shingle area, lawn and raised deck area perfect for al fresco dining and entertaining. There is gated access from the rear garden to neighbouring Jubilee Park ideal for walking the dog! Further benefits include a Upvc double glazing, gas central heating, a useful covered area to the side of the property, a garden room ideal for an office or playroom. There is and a driveway for two vehicles and a single garage. Pleasantly tucked yet ideally placed for all local amenities, shops and schools, early viewing of this impressive property is highly recommended.

Entrance

The entrance to the property is through a Upvc double glazed door to the hallway.

Entrance Hallway

Ceramic tiled flooring, radiator with cover, quarter turn staircase to the first floor, built in storage cupboard, inset spotlights, Upvc double glazed door to the side and a further storage cupboard.

Cloakroom

Upvc double glazed window to the side, modern white suite with vanity unit with wash hand basin and attractive tiled splashbacks, low level WC, heated towel rail, ceramic tiled floor.

Kitchen/Diner/Family Room

25' 7" x 17' 2" (7.81m x 5.22m)
Bi-fold doors to the rear garden, two Velux skylight windows, comprehensive range of wall and base units with square edge worktops and upstands, composite 1.5 bowl sink with mixer tap, Aga stove, cooker hood, two integrated fridges, two integrated freezers, integrated dishwasher, Island with further storage, Oak flooring, brick faced tiled walls, inset spot lights, door to utility cupboard with plumbing for the washing machine, two radiators, inset spot lights and wall lights.

Lounge

13' 3" x 12' 4" (4.03m x 3.76m)

Upvc double glazed bay window to the front, Oak flooring, radiator, wall lights, brick faced tiled walls.

First Floor Landing

Loft hatch, doors to bedrooms and family bathroom and door to storage cupboard, radiator with cover.

Bedroom One

15' 3" x 9' 11" into bay (4.65m x 3.01m)

Upvc double glazed window to the front, fitted wardrobes, inset spotlights, radiator, door into en-suite.

En-Suite

5' 7" x 5' 3" (1.69m x 1.61m)

Tiled shower cubicle with over head shower, low level WC with concealed cistern, vanity unit with inset wash hand basin and mixer tap, tiled splash backs, heated towel rail, inset spotlights.

Bedroom Two

9' 5" x 9' 11" (2.88m x 3.03m)

Upvc double glazed window to the rear, radiator.

Bedroom Three

9' 5" x 8' 9" (2.87m x 2.66m)

Upvc double glazed window to the rear, radiator.





Bedroom Four

8' 10" x 7' 4" (2.68m x 2.23m)

Upvc double glazed window to the front, radiator, inset spotlights.

Bathroom

5' 6" x 7' 4" max (1.67m x 2.24m)

Upvc double glazed window to the side, low level WC with concealed cistern, double ended bath with mixer tap and shower attachment, vanity unit with inset wash hand basin, tiled flooring, built in storage cupboard, under floor heating, brick faced tiled splashbacks.

Garden Room

12' 7" x 8' 8" (3.84m x 2.64m)

Double glazed windows and French doors to the front, power supply, ideal office/work or playroom.

Garage

Up and over door.

Covered Side Access

There is access to the side of the property which benefits from a part glazed roof and storage cupboards, this leads to the rear garden.

Front of Property

There is a driveway to the front of the property with raised flower and shrub borders which provides off street parking for two/three vehicles.



Rear Garden

The rear garden is of a generous size, enclosed and private. It is mainly laid to lawn with a shingle area, raised decked patio, mature flower, shrub and tree borders, a pathway to the garden room and gated access to Jubilee Park, ideal for dog walking or games with the children.

Tenure Freehold

Council Tax Band Band E

Local Authority South Gloucestershire

EPC AND FLOOR PLAN TO BE INSERTED

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol