



43 PARRYS LANE

Stoke Bishop, Bristol, BS9 1AG



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A light, spacious and beautifully proportioned circa 3000 sq. ft family home in a sought-after location with fully enclosed gardens and off-street parking for four cars.

* STYLISH END-OF-TERRACE FAMILY HOME * CIRCA 3000SQ. FT OF INTERNAL ACCOMMODATION * ELMLEA INFANTS SCHOOL AREA OF FIRST PRIORITY * LANDSCAPED WRAP AROUND SOUTH AND WEST FACING GARDENS * OFF-STREET PARKING FOR FOUR CARS * SITTING ROOM, STUDY AND AN OPEN PLAN KITCHEN, DINING AND FAMILY ROOM * FIVE BEDROOMS * THREE BATH / SHOWER ROOMS (TWO EN-SUITE) * UTILITY ROOM AND CLOAKROOM * EXTERNAL WOOD BIN AND RECYCLING STORAGE * ASGUARD SECURE BIKE STORE * EPC: B

Situation

43 Parrys Lane is conveniently located in the heart of Stoke Bishop in a close family friendly community; moments away from the 400 acres of Durdham Downs, yet easily accessible to both the M5 in the north and Clifton and the city centre further south.

There are many state and private sector schools in the area. These include OFSTED rated "outstanding" Elmlea Infants and Junior School (less than 300m), Badminton School, Redmaids High School and St Ursula's School as well as Clifton High School, BGS and QEH a little further to the south.

Within an easy commute is a large Waitrose supermarket in Henleaze, with local shops on Stoke Hill, Stoke Lane and on Westbury-on-Trym High Street. Across The Downs are the sought-after independent retailers, bars and restaurants of Clifton village and Whiteladies Road with Cribbs Causeway a little over three miles to the north.

For Sale Freehold

43 Parrys Lane is a superb modern family house; first house on market after 9 years, beautifully configured with a wonderful sense of light and space, exceptionally generous reception rooms and five versatile bedrooms arranged over the upper two floors.

Outside is a sunny wrap-around garden facing south and west with four off-street parking spaces, with direct access through rear gate and steps down to the garden.







The house has been stylishly and sympathetically finished by the current owner to fully maximise the property's light and exceptionally generous proportions.

Day to day, access is from the rear parking bays, but the house has a lovely welcoming entrance hall from the front door, opening up from a private pathway leading off Parrys Lane, with easy access from the main road via Hornby Place.

Once inside, the sense of space is immediate, with a wide hallway leading off into the two reception rooms and down to the kitchen, dining and family room beyond.

Accessed off the entrance hall is a useful cloakroom with a w.c and wash basin along with a separate utility room with space and plumbing for a washing machine and dryer.

The sitting room is situated to the front of the house with a lovely light-filled bay window, stone fire surround and recessed cast-iron wood burning stove with recessed storage to either side.

Adjacent to this is a useful study / home office or playroom overlooking the side garden and enjoying a full wall of built-in storage.

To the rear of the house, and providing day to day access from the garden and rear parking bay, is a substantial open plan family kitchen, dining and family room. The space is flooded with light with a dual aspect, and a set of bi-folding doors opening out into the garden really bringing the "outside in".

The kitchen is well-appointed with a range of integrated Siemens appliances including a microwave-combi, electric oven, ceramic hob as well as an integrated fridge / freezer and wine fridge. The sink overlooks the garden and the kitchen flows into the family space and dining room, which can cater for an oversize dining table, chairs and plenty of casual seating along with a peninsular island and breakfast bar.

A wide staircase leads up to the first floor, with natural light flooding the landing and a bespoke bookcase creating a charming reading nook.

The master bedroom is situated to the rear, with an oversize window and Juliet Balcony overlooking the garden. There is a generous amount of built-in wardrobe space and access to a large en-suite bath and shower room with electric underfloor heating.





This is finished with an enclosed shower cubicle and separate twin ended panelled bath, along with a vanity basin, w.c and opaque casement window providing natural light and ventilation.

To the front of the house is a substantial guest bedroom with a wide bay window and lots of natural light.

To the rear is a versatile fifth bedroom, currently dressed as a dressing room but could be equally adapted to create a nursery room or second home-office / study.

These two bedrooms share a well-appointed family bathroom with a four piece suite comprising an enclosed walk-in shower cubicle, panelled bath, low level w.c and wash basin. There is lovely feature 3D ceramic tiling along with electric underfloor heating.

Upstairs, across the top floor, are two exceptionally generous bedrooms; each lit with several Velux windows flooding them with natural light. These are served by a well-appointed shower room.

Accessed from the shower room is a large plant room with additional "attic" storage, whilst accessed from the top floor landing is a generous storage cupboard.

Outside

A feature of No. 43 is the superb south west facing landscaped garden, with the additional benefit of wrapping around the property and enjoying south east sun also.

Accessed directly from the house is a paved terrace; a perfect space to enjoy the sunshine with an electric sun-awning extending from the house to provide shade in the summer.

The terrace presents a perfect space for further seating or al-fresco dining, whilst shallow steps lead up to the back gate and access to the parking.

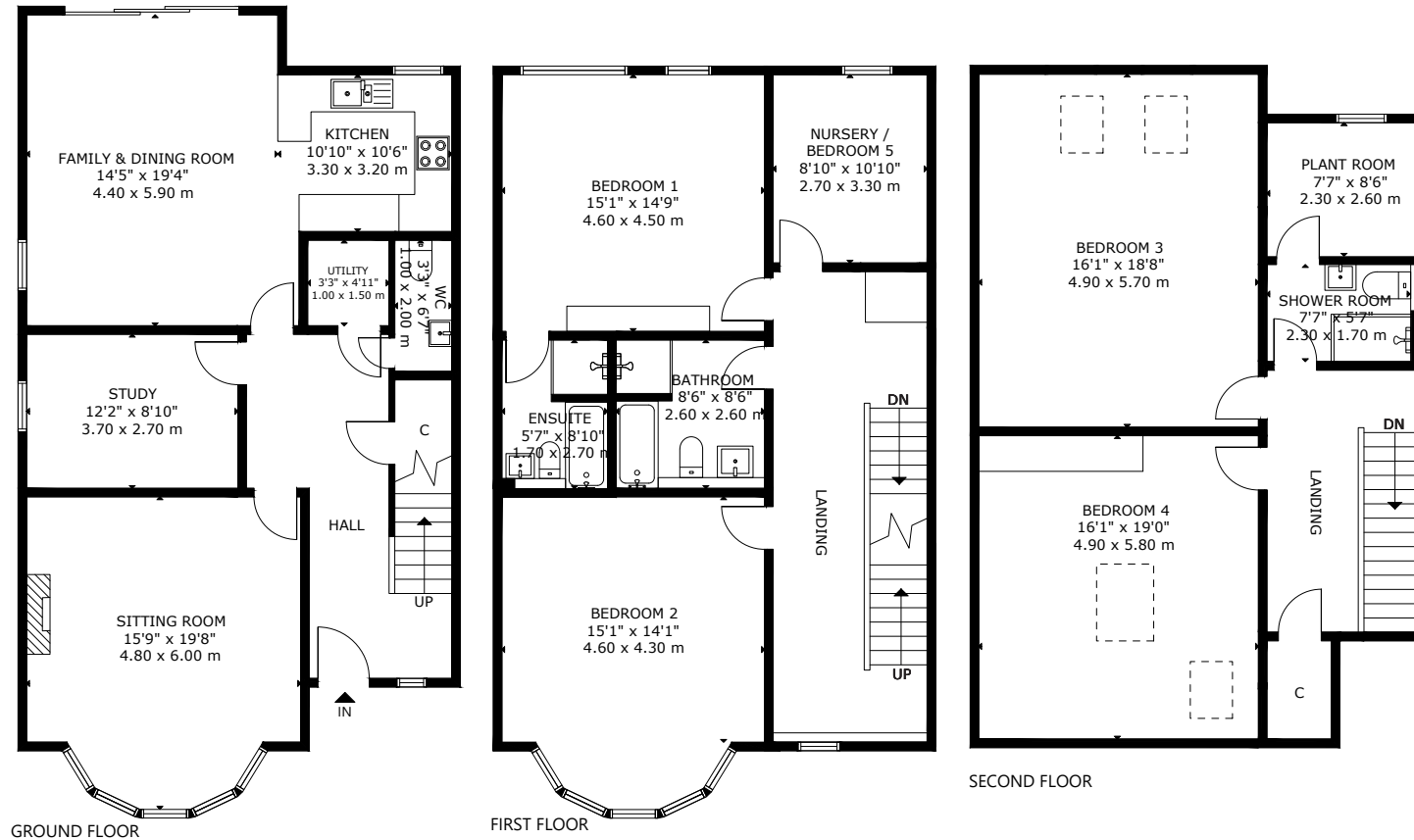
There is a level area of lawn complete with raised mature beds.

The lawn extends to the side of the house with shallow steps leading to a raised gravel terrace providing a further dining and BBQ space; walled to three sides this is a perfect sun-trap complete with a generous summer house, mature Acer and raised beds along with a side gate leading to the front of the house and pedestrian access onto Parrys Lane.

Services

All main services connected.





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2,910 SQ FT / 270 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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