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The Old Farm, Plot 1 Curtis Lane, Stoke Gifford, Bristol, BS34 8QG

In an area dominated by Big House Builder Estates, this is the chance to purchase one of only two Bespoke four bedroom houses, serviced by a private road. STAMP DUTY FUNDED BY DEVELOPER. Refer to agents.

- Newly Constructed detached Home
- New Build Warranty
- High Quality Finish
- 1200 Sq ft (exc garage)
- Three Bathrooms
- Open Plan living with under floor heating
- Pleasant views
- Ultra Fast Fibre
- A rated EPC
- 5.80 kw Solar Panels

The Property

This superbly finished and highly energy efficient home is just one of two properties which have been recently constructed, tucked away in a leafy setting with fine views towards Bath. The accommodation is generous and has been impeccably finished and cleverly designed to maximise space. Stepping over the boundary line you're greeted by a stone paved driveway and impressive Oak porch, a generous hallway complete with W.C beckons you into the property, in turn this leads to an impressive open plan kitchen/dining area with oak flooring throughout and bi fold doors. The kitchen area boasts a range of stylish matching wall and base units with tiled surrounds, Quartz worktops, integrated appliances which include ceramic NEFF hob, & oven with microwave, dishwasher and large fridge freezer. There is also an impressive island with pendant lighting, further storage and wine cooler.

The rear ground floor comprises lounge area which spans the width of the property complete with multiple windows and French doors leading to a private courtyard. A utility area with storage and plumbing for appliances complete the accommodation on this level and provides internal access to a large garage complete with electric up and over door. To the first floor, four well balanced double bedrooms can be found, all of which prospering from integrated wardrobes. Bedroom one has the added benefit of a stunning tiled en suite bathroom. A further tiled three piece bathroom suite is also located on this level, comprising mains fed shower over bath, W.C and wash basin.

To the outside a well designed garden wraps around the property with lawn area, planted tree's, flower border with sleepers and multiple patio areas.

Location

The property is located on an elevated position with fine views over neighbouring green space, Stoke Gifford offers great transportation links, large employers, leisure facilities, shops and schools. You can find Abbey Wood Shopping, local shops, Nuffield Leisure centre and other amenities. Parkway railway station is in easy walking distance, with great access to London. The Ring Road which offers access to the M32 & M4/M5 interchange can be reached, and a Metro Bus stop is nearby. Stoke Gifford in South Gloucestershire is a vibrant and welcoming community with plenty of amenities and activities to enjoy. Residents can take advantage of nearby parks, schools, and shopping centres, making it an ideal location for families.

Other Information

Tenure - Freehold.

Council Tax - TBC

For a full Specification List - please refer to agent.

Please Note

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.



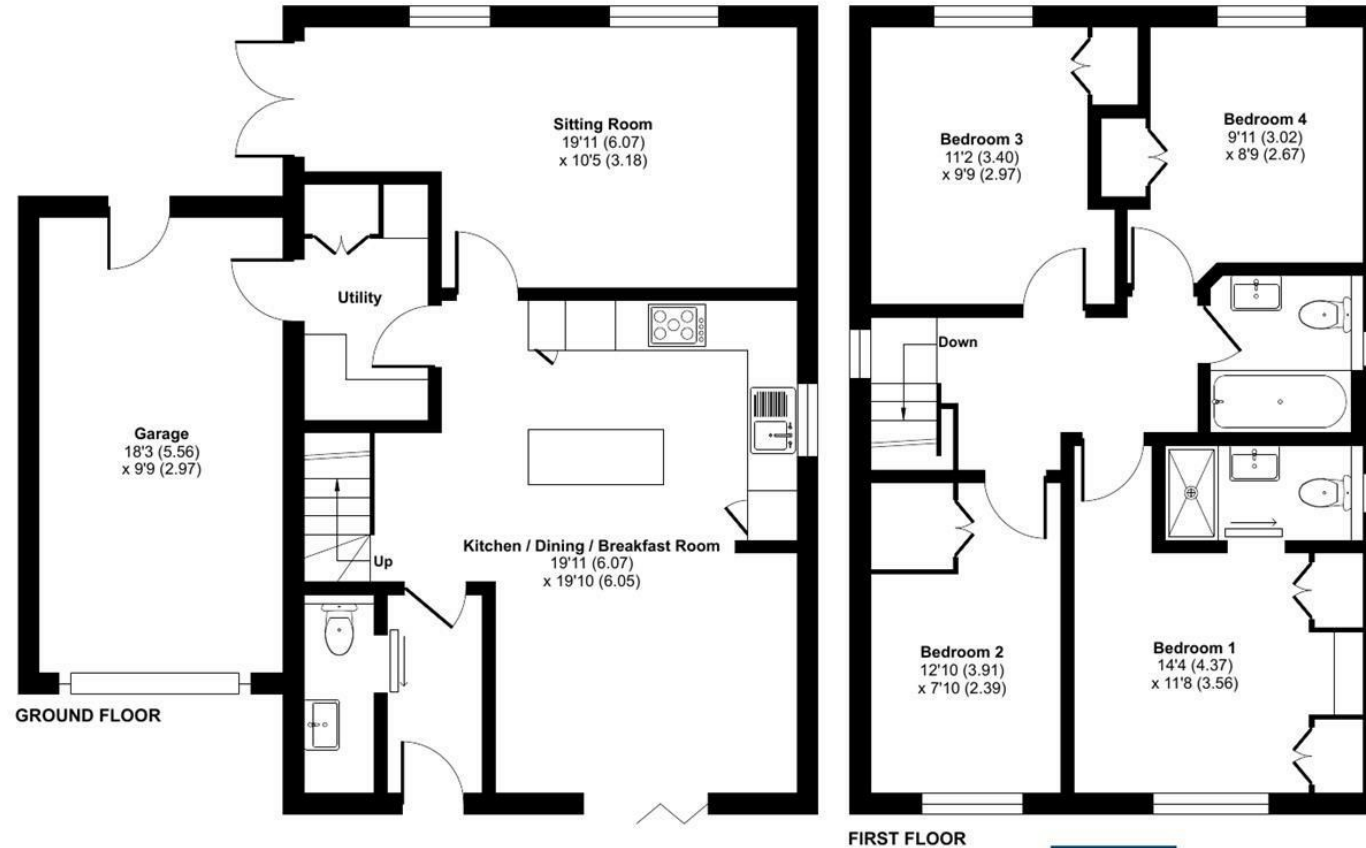
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Approximate Area = 1224 sq ft / 113.7 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 1404 sq ft / 130.4 sq m

For identification only - Not to scale



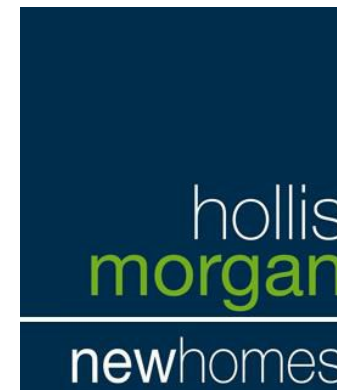
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Hollis Morgan. REF: 1173865



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