



Marjoram Place, Bradley Stoke

Guide Price £700,000

NATHAN LITTLEBOY



@ nathan.littleboy@exp.uk.com

nathanlittleboy.exp.uk.com

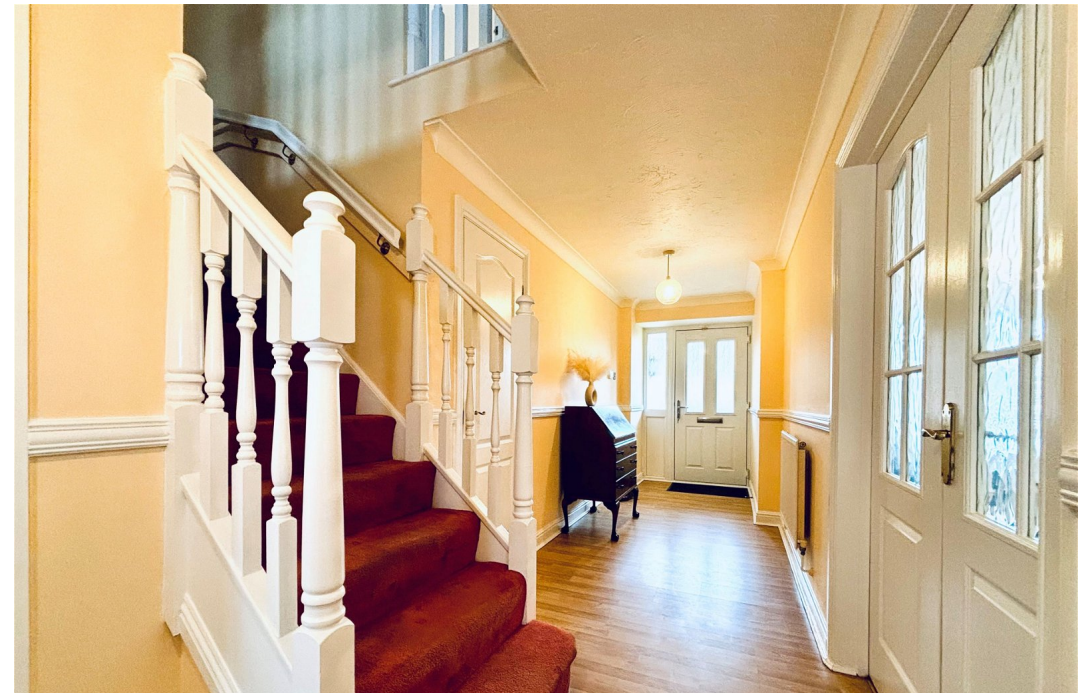
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## Marjoram Place, Bradley Stoke

This outstanding four-bedroom executive detached family home is sure to impress. Located in the sought-after Marjoram Place cul-de-sac, this exceptional residence enjoys minimal traffic and convenient access to Bradley Stoke Nature Reserve, as well as the footpaths and cycle paths leading to Bradley Stoke Community School, the Leisure Centre, and the nearby Willow Brook Centre, offering a variety of shops, eateries, and pubs.

The interior boasts spacious rooms throughout. The large, inviting lounge at the front of the house features French Doors and provides direct access to the third reception room at the back. This versatile space, accessible from the entrance hall, could be a formal dining room if separate dining away from the kitchen/diner is required, or perhaps it could be a spacious office. The fully-equipped kitchen comes with a double electric oven, gas hob with extractor hood, integrated fridge, separate freezer, and dishwasher. It offers plenty of storage with numerous matching wall and base units and includes a breakfast bar. The utility room houses the gas boiler and has provisions for a washing machine and a separate dryer, leading to the integral double garage, an understairs storage area, and side access to the property. Upstairs, an impressive galleried landing provides access to four large double bedrooms and a modern, stylishly refurbished family bathroom. All bedrooms feature ample built-in wardrobe space, with the master bedroom boasting three double wardrobes and a single, alongside its own contemporary refitted ensuite.

The exterior features a generous lawn area at the front, next to a driveway that comfortably fits two large vehicles and leads to a double garage. A secure gate beside the garage provides access to a pathway running along the property's side, leading to the secluded rear garden. Enclosed by fencing on both sides and a wall at the back, the garden is primarily lawn with a border of flint chippings on three sides. There are two patio areas flanking the extended dining section off the kitchen/dining/family room, and another pathway on the opposite side of the property. The garden boasts an assortment of beautiful trees and shrubs.





### **Lounge - 17'1 x 12'1**

Double glazed window to front aspect, TV point, Tel point, ceiling coving, French doors to .....

### **Dining Room/Office - 12'1 max x 10'3**

Radiator, ceiling coving, double glazed French doors to rear garden.

### **Kitchen/Diner/Family Room - 22'2 max x 17'6 max**

Double glazed window to rear aspect, modern fitted kitchen with range of matching wall and base mounted units with work tops over, inset twin bowl sink/drainers, integrated units including, electric double oven, gas hob with cooker hood over, fridge, separate freezer, dishwasher breakfast bar, 2 x radiators, double glazed French doors to rear garden.

### **Utility Room - 9'3 max x 5'5 max**

Door to side access, Vaillant combination boiler, worktops over cupboard, inset single bowl stainless steel sink/drainers unit, space and plumbing for washing machine, space for dryer, radiator, doors to understairs cupboard and integral double garage.



### **Cloakroom**

Low level WC, hand wash basin, radiator, extractor fan.



### **Bedroom One - 15'4 x 12'**

Double glazed window to front aspect, radiator, TV point, Tel point, 3 x built in double wardrobes, 1 x built in single wardrobe, door to .....

### **Ensuite**

Double glazed window to front aspect, oversized shower cubicle with mains shower over including rainfall shower head with separate hand attachment, low level WC, hand wash basin, large chrome heated towel rail, extractor fan.

### **Bedroom Two - 15' x 14'4**

Double glazed window to front aspect, radiator, 2 x built in double wardrobes.

### **Bedroom Three - 13'10 max x 10'3**

Double glazed window to rear aspect, radiator, 2 x built in double wardrobes.

### **Bedroom Four - 14'4 x 9'3**

Double glazed window to rear aspect, radiator, built in double wardrobes.

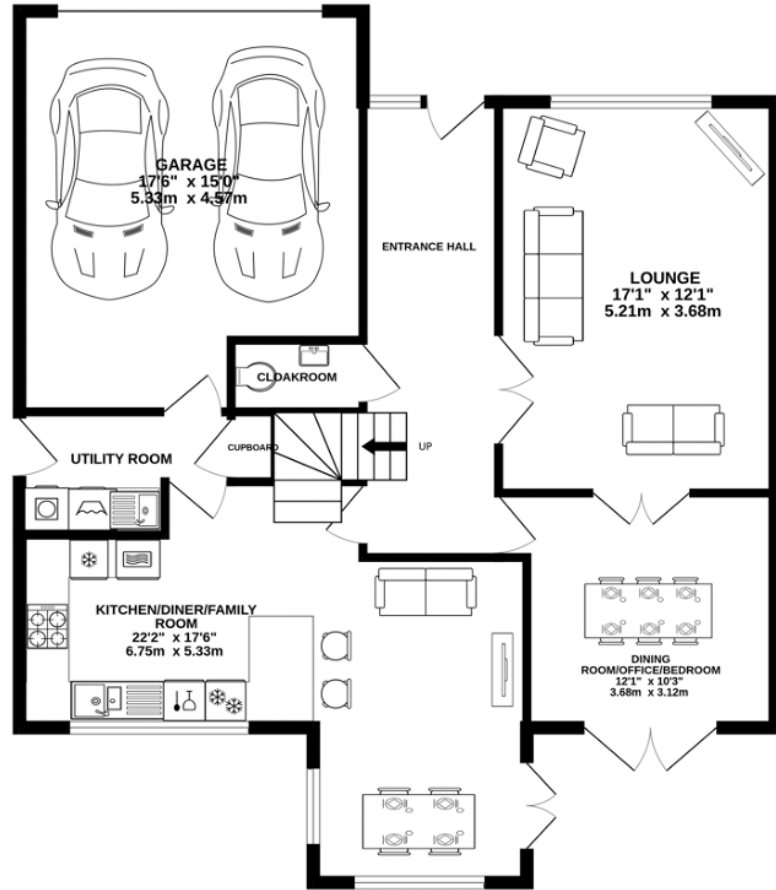
### **Bathroom**

Double glazed window to rear aspect, bath with mixer waterfall taps with hand shower attachment, double shower cubicle with mains shower over including rainfall shower head with separate hand attachment, low level WC, hand wash basin, large chrome heated towel rail, extractor fan.

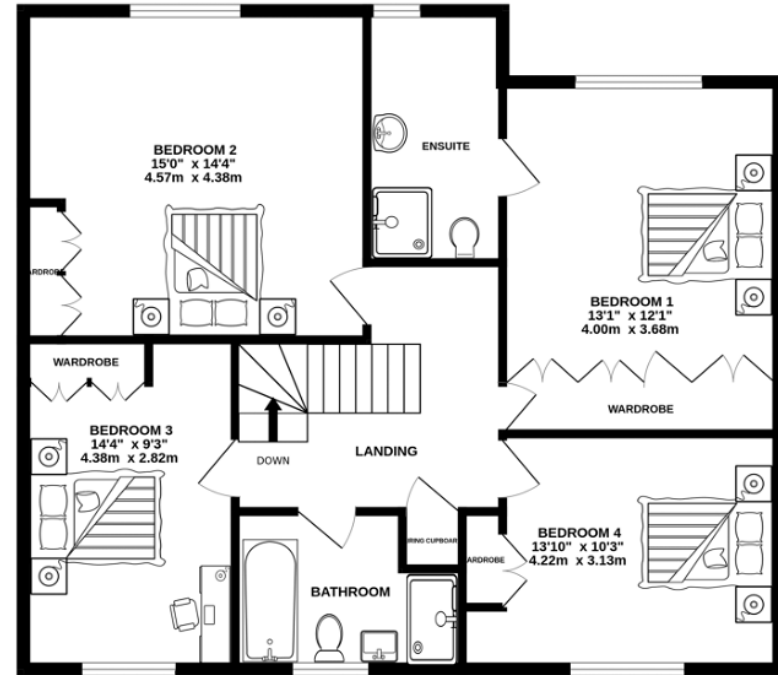
### **Double Garage - 17'6 max x 15' max**



**GROUND FLOOR**  
1023 sq.ft. (95.1 sq.m.) approx.



**1ST FLOOR**  
911 sq.ft. (84.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1934 sq.ft. (179.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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