



Crows Grove, Bradley Stoke

Guide Price £425,000

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Crows Grove, Bradley Stoke

- Semi-detached Family Home
- Cul-de-sac Location
- Four Bedrooms
- Ensuite To Bedroom One
- Kitchen / Dining Room
- Conservatory
- Ground Floor Cloakroom
- Enclosed Rear Garden
- Off Road Parking

This four bedroom semi-detached home situated in a cul-de-sac location in North Bradley Stoke is ideal for the growing family.

The property offers a spacious lounge to the front and a kitchen/diner to the rear. Further benefits include an integral garage, behind which is a convenient ground floor cloakroom, as well as a conservatory to the rear, offering a third reception area or perhaps an ideal playroom for younger children.

Upstairs the four bedrooms are serviced by the modern family bathroom which includes a 'P' shaped shower bath, although the master bedroom does benefit from having it's own an ensuite shower room.

Outside the property offers off road parking on the block paved front garden, whilst to the rear there is a secure enclosed garden with a lawn, borders and patio area.

Bowsland Green and Holy Trinity are the nearest primary schools, both situated within half a mile in Bradley Stoke and Bradley Stoke Community School, Patchway Community School, Marlwood School and The Castle School both in Thornbury are regular choices for secondary school aged children.





Ground Floor

Porch

Double glazed window to side aspect, door to

Lounge - 15'6 x 10'10

Double glazed window to front aspect, radiator, dado rail, coving, door to inner lobby.

Inner Lobby

Door to integral garage, door to

Cloakroom

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

Dining Room - 10'10 x 9'8

Double glazed patio doors to conservatory, radiator, open to

Kitchen - 8'10 max x 8'

Double glazed window to rear aspect, fitted kitchen with matching wall and base mounted units with work tops over, inset 1 1/2 bowl stainless steel sink/drainer, integrated electric oven, gas hob with extractor fan above, space and plumbing for dishwasher, space for under counter fridge.

Conservatory - 9'8 x 9'6

Double glazed windows to rear and either side, door to rear garden.



First Floor

Landing

Loft access, doors to airing cupboard housing gas combination boiler, bedrooms and bathroom.

Bedroom One - 13' x 9'9

Double glazed window to front aspect, radiator, coving door to

Ensuite

Compact wash hand basin on a vanity unit, enclosed shower cubicle with mains shower over, radiator, extractor fan.

Bedroom Two - 9'10 x 9'4

Double glazed window to front aspect, radiator, coving.

Bedroom Three - 13' x 6'2

Double glazed window to rear aspect, radiator, coving.

Bedroom Four - 9'3 x 6'2

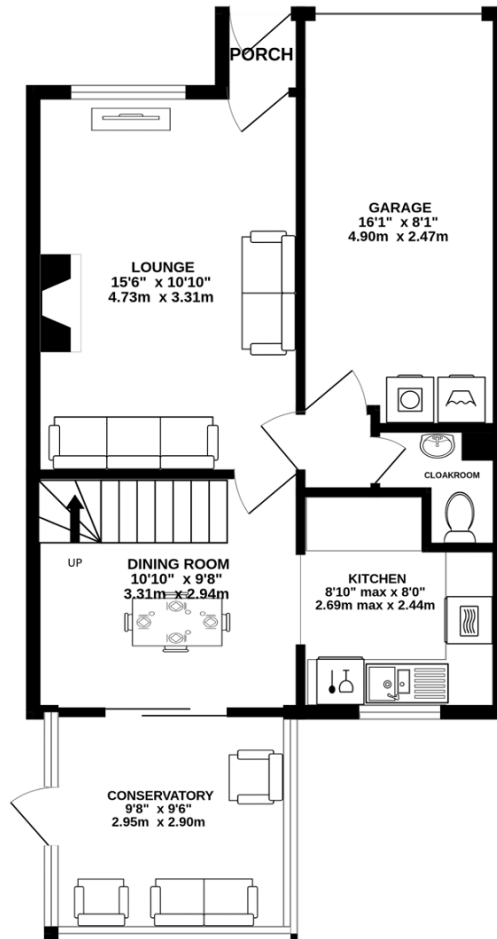
Double glazed window to rear aspect, radiator.

Bathroom

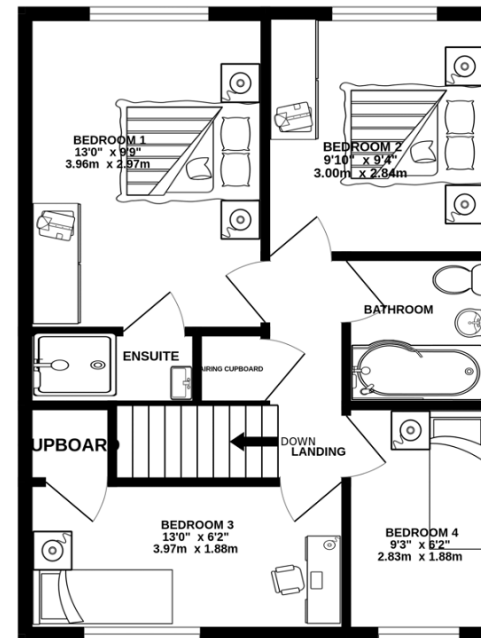
'P' shaped shower bath with mains shower over, low level WC, wash hand basin on pedestal, extractor fan, radiator.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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