



Brackendene, Bradley Stoke

Guide Price £525,000

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Brackendene, Bradley Stoke

This super four bedroom detached family home is ideally situated in a private retreat of just five detached homes. The address is Brackendene but the property is accessed from The Common East, a no through road / cycle path situated off Brook Way. The property is convenient for all local amenities that Bradley Stoke offers, all of which can be accessed by footpath and cycle path barely having to cross a single road. Bradley Stoke Doctors situated on Brook Way, is only 100m away, Wheatfield Primary School accessed solely by footpath, 400m, Aldi superstore only 150m and the town centre, leisure centre and Bradley Stoke Community School all approximately half of a mile away.

The property boasts many appealing features including a modern and contemporary styled kitchen with matching separate utility room, pleasant conservatory over looking the attractive, enclosed rear garden, downstairs cloakroom, master bedroom with dressing area and ensuite, an attached garage with electric roller door and parking for two cars.

Bradley Stoke Nature reserve can be directly accessed at the end of The Common East over Primrose bridge.

Situated 6 miles (10 kilometres) north-northeast of Bristol city centre, Bradley Stoke is named after two local streams, the Bradley Brook and Stoke Brook and was born when building works began in 1987. At that time it was Europe's largest new town built with private investment.

Bradley Stoke is bordered by Patchway to the west and Stoke Gifford to the south. The neighbouring areas, including Filton and Southmead, are home to many large employers which leads to high demand for property in Bradley Stoke, which primarily a residential suburb that includes a high percentage of detached housing. The M5 and M4 motorways make travel to and from Bradley Stoke very accessible. Beyond both motorways, the land is predominantly Green Belt.





Cloakroom

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

Lounge - 14'9 x 11'7

The lounge is dual aspect with a double glazed window overlooking the front of the property and another to the side. There is a radiator, TV point Tel point as well as coving to the ceiling and wall lighting.

Dining Room - 9'8 x 8'

Double glazed patio doors leading to the conservatory, radiator, archway to kitchen.

Kitchen - 10'1 x 8'

Double glazed window overlooking the rear garden, a wonderful contemporary styled fitted kitchen with matching wall and base mounted units with worktops over, integrated units including a twin bowl stainless steel sink/drainer, fridge/freezer, dishwasher, double electric oven, gas hob with cooker hood over and corner peninsula pull out drawer system.

Utility - 8' x 5'

Matching fitted base unit with work top over, stainless steel inset single sink/drainer, space for washing machine and separate dryer, British Gas central heating combination boiler, door to side access.

Conservatory - 11' x 8'10

Double glazed windows to side and rear, double glazed French doors to rear garden.





Landing

Double glazed window to side access, radiator, 2 x cupboards, loft access, doors to

Bedroom One - 12'9 x 8'8

Double glazed window to front aspect, radiator, dressing area with built-in double wardrobes, door to

Ensuite

Double glazed opaque window to side, shower cubicle with rainfall mains shower over with separate hand attachment, low level WC, wash hand basin on vanity unit, chrome heated towel rail.

Bedroom Two - 9'6 x 8'3

Double glazed window to rear, radiator, built-in double wardrobe. **Bedroom Three - 8'4 x 8'3**

Double glazed window to rear, radiator, built-in double wardrobe.

Bedroom Four - 9'1 x 6'

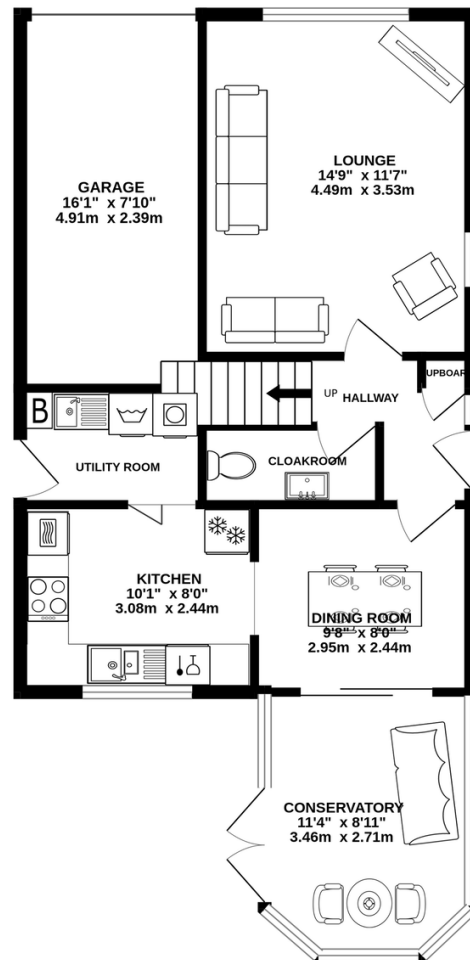
Double glazed window to front, radiator, built-in double wardrobe.

Bathroom

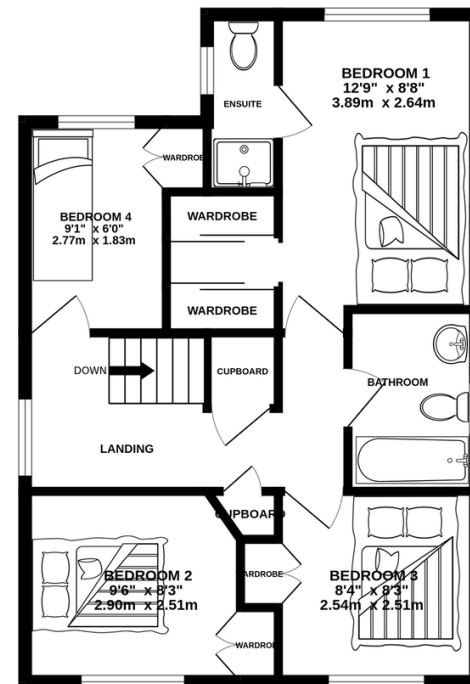
Double glazed opaque window to side, bath, low level WC, wash hand basin on pedestal, radiator, heated towel rail.



GROUND FLOOR
665 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.3 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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