



16 Parrys Grove, Stoke Bishop

Guide Price £1,195,000

RICHARD  
HARDING



# 16 Parrys Grove,

Stoke Bishop, Bristol, BS9 1TT

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An immaculately presented 5 bedroom (2 with en suite), 2/3 reception room modern detached family home situated in an enviable setting close to the shops and amenities of Stoke Lane. Further benefiting from beautifully kept level 52ft x 41ft rear garden, off road parking for 2 cars and a double garage.

## Key Features

- Highly sought after location in Stoke Bishop with bus connections to central areas nearby and within just 600 metres of Elmlea Primary School within a sought after low density development. Also within a level walk of the shops and cafes of Stoke Lane.
- **Ground Floor:** entrance hallway, large (28ft x 11ft) through sitting room with double doors leading out to a conservatory, reception 2/dining room, 16ft x 13ft kitchen/breakfast room with adjoining utility room and a ground floor cloakroom/wc.
- **First Floor:** spacious split galleried landing, principal bedroom with en suite shower room/wc, bedroom 2 with en suite shower room/wc, 3 further double bedrooms and a family bathroom/shower/wc.
- An inviting, practical and low maintenance family home in a lovely setting with a high standard of presentation throughout.





## GROUND FLOOR

**APPROACH:** via landscaped driveway to the left hand side of the front garden where there is a pathway leading off beside the level lawned front garden to a covered entrance and main front door to the house.

**ENTRANCE HALLWAY:** (13'7" x 5'4" widening to 10'4" inclusive of staircase) (4.14m x 1.63m/3.15m) central staircase rising to a galleried first floor landing, ceiling coving, radiator and part glazed double doors leading through into the sitting room. Further part glazed double doors accessing dining room/reception 2 and doors lead off to the kitchen/breakfast room and ground floor cloakroom/wc.

**SITTING ROOM:** (28'0" max into bay x 11'8") (8.53m x 3.56m) an impressive large through sitting room with ceiling coving and ceiling roses, a feature inglenook recessed fireplace with double glazed leaded windows either side, wide bay to front comprising double glazed leaded windows overlooking the front garden, dado rail, radiators and glazed double doors with glazed panels either side leading into the conservatory.

**CONSERVATORY:** (10'8" x 9'8") (3.26m x 2.95m) clear double glazed windows and roof panels providing a lovely outlook over the rear garden. Central double doors to side access the paved area of the rear garden.

**DINING ROOM/RECEPTION 2:** (14'7" max into bay x 10'6") (4.45m x 3.20m) a generous second reception room with bowed bay window to rear comprising leaded double glazed windows. Ceiling coving, ceiling rose, dado rail and radiator.

**KITCHEN/BREAKFAST ROOM:** (16'1" x 13'8" max reducing to 10'0" in kitchen area) (4.89m x 4.17m/3.05m) modern fitted kitchen comprising bay and eye level cupboards and drawers with roll edged Maia worktop over, inset 1½ bowl sink and drainer unit, integrated appliances including Neff double oven, fridge/freezer and dishwasher, inset John Lewis gas hob with built in chimney hood over, ample space for breakfast table and chairs, leaded double glazed windows to rear and further glazed double doors to rear providing access out onto the rear garden. There is a door leading off the kitchen into a utility room.

**UTILITY ROOM:** (8'0" x 5'3") (2.44m x 1.60m) a range of base and eye level cupboards with roll edged laminated worktops over and inset sink and drainer unit, wall mounted modern Worcester gas boiler (2018), plumbing and appliance space for washing machine, dryer and freezer, radiator, tiled floor and part glazed door to side accessing the gated side pathway, which leads through from the front to the rear of the property.

**CLOAKROOM/WC:** low level wc, wash hand basin, radiator and obscured double glazed window to front.



## FIRST FLOOR

**LANDING:** fabulous split galleried landing with doors leading off to all five bedrooms, the family bathroom/wc and generous recessed **Airing Cupboard** housing lagged hot water tank with built in slatted shelving.

**BEDROOM 1:** (front) (15'3" x 13'8" max) (4.64m x 4.16m) a bright and well proportioned double bedroom with ceiling coving, built in wardrobes and dressing table with mirror behind, leaded double glazed windows to front offering a surprisingly open outlook over neighbouring gardens, radiator, ceiling coving and door accessing:

**En Suite Shower Room/wc:** (8'4" x 4'2") (2.54m x 1.27m) white suite comprising corner shower enclosure with system fed shower, low level wc, pedestal wash basin, tiled walls, radiator, extractor fan and leaded double glazed window to front.

**BEDROOM 2:** (rear) (14'8" max inclusive of en suite shower room x 14'1") (4.48m x 4.29m) a double bedroom with built in wardrobes and dressing table, ceiling coving, radiator, leaded double glazed windows to rear overlooking rear and neighbouring gardens and door accessing:

**En Suite Shower Room/wc:** (8'10" max into shower enclosure x 5'3") (2.69m x 1.60m) white suite comprising shower enclosure with system fed shower, low level wc, pedestal wash basin, radiator, tiled walls, extractor fan and leaded double glazed window to rear.

**BEDROOM 3:** (rear) (12'9" x 8'11) (3.88m x 2.72m) double bedroom with ceiling coving, built in wardrobe and a radiator.

**BEDROOM 4:** (front) (14'1" max x 10'0") (4.29m x 3.05m) a double bedroom with ceiling coving, leaded double glazed windows to front offering a similar outlook as bedroom 1, radiator and built in wardrobe.

**BEDROOM 5:** (rear) (10'9" x 8'11) (3.28m x 2.71m) a double bedroom with ceiling coving, leaded double glazed window to rear, built in wardrobe and a radiator.



**FAMILY BATHROOM/WC:** (9'2" x 7'0") (2.79m x 2.13m) white suite comprising panelled bath with mixer taps and shower attachment, low level wc, pedestal wash basin, corner shower enclosure with system fed shower, tiled walls, shaver point, radiator and leaded double glazed window to side.

## OUTSIDE

**FRONT GARDEN & OFF STREET PARKING:** the property has a brick paved driveway providing off street parking for two cars which leads up to the double garage. There is a pathway providing gated side access to the rear garden and further pathway beside the driveway leading to the front door. The front garden which is mainly laid to lawn with hedgerow and flower borders.

**REAR GARDEN:** (52ft x 41ft) (15.85m x 12.50m) a fabulous level lawned rear garden which has been lovingly looked after and landscaped by the current owners and enjoys a paved seating area closest to the kitchen/breakfast room, well stocked flower borders containing various shrubs and plants. Corner decked seating area with pergola over holds onto the majority of the afternoon and early evening summer sunshine, corner summer house, outside tap, garden shed and pathway to the side providing gated access around to the front of the property.

**DOUBLE GARAGE:** (18'0" max/15'1" min x 17'0") (5.49m/4.60m x 5.17m) a generous double garage with two single electric up and over doors, power and lighting and fuse box for electrics.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: G

### PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.

- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable 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. 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 contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**



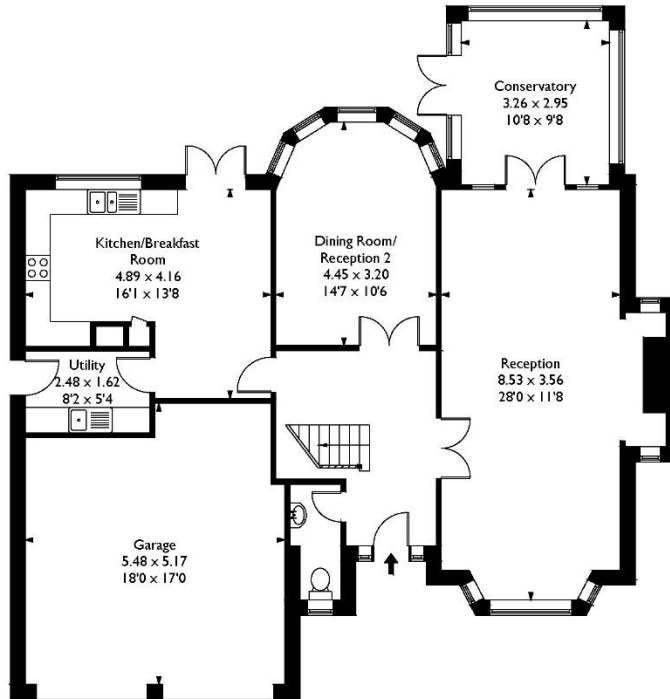


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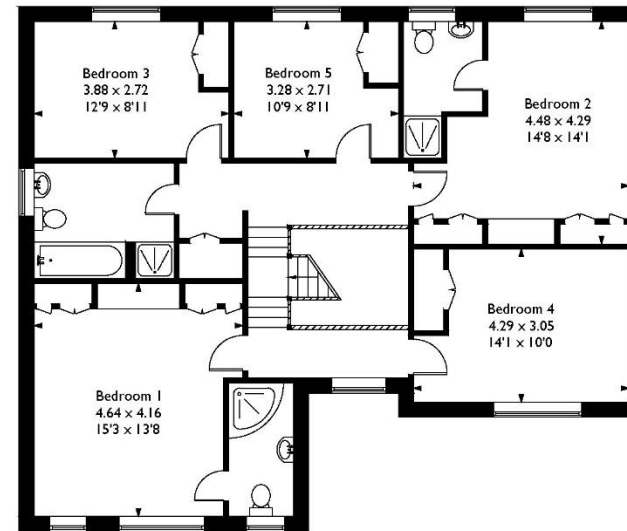
Approximate Gross Internal Area 190.60 sq m / 2051.10 sq ft

Garage Area 27.30 sq m / 294.20 sq ft

Total Area 217.90 sq m / 2345.3 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.