



2 Cedar Park, Stoke Bishop  
Guide Price £950,000

RICHARD  
HARDING





# 2 Cedar Park,

Stoke Bishop, Bristol, BS9 1BW

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**A stylish, extended and recently renovated, 4 double bedroom, 3 reception room, 2 bath/shower room, semi-detached 1930's family house situated on a desirable tree-lined road in Stoke Bishop. Offering well-arranged lateral accommodation over two levels with 65ft rear garden and driveway parking for several cars.**

Superb location within a short stroll of local convenience stores (Co-op and Tesco's), bus connections to central areas and an assortment of eateries. The home is well situated for popular local primary schools, and there are lovely walks to explore, setting out from the nearby Stoke Lodge playing fields to Coombe Dingle/Blaise Castle Estate.

On the ground floor, a welcoming reception hall with parquet flooring and an elegant staircase ascending to the first floor. At the front, there is a bay fronted sitting room again with parquet flooring, virtually full-width bay window, made to measure shelving and period fireplace. At the rear and accessed via Crittall style double doors, there is a dining room with wide wall opening interconnecting to an exquisite 22ft kitchen/living room which combines to create a wonderful kitchen family entertaining space complete with shaker style units, quartz worktops, integral Neff appliances, double Belfast style sink and large island. Two sets of bi-folding doors (complete with electric remote operated roller blinds (across the rear of the house) overlook and open externally onto a two level porcelain tiled patio and rear garden. Located off the dining room there is a useful and well-sized utility room with sink, plumbing for appliances, further storage and double pantry cupboard. Conveniently positioned next to the kitchen/living room the sellers have created a versatile reception room, currently utilised as a playroom but could also be a study or additional 5<sup>th</sup> bedroom. Also on the ground floor there is a separate WC.







On the first floor, a spacious landing provides access to four double bedrooms (one with en-suite bath/shower room) and a family bath/shower room. It is also worth noting that there is a large and high loft, with huge amounts of storage and scope for development subject to obtaining the necessary consents. The large landing can be used as an additional study space, and would also provide ample space for a staircase should a loft conversion at some stage in the future be considered without affecting the existing bedrooms.

Externally, there is a brick paviour driveway with space for two or three cars with wiring in place for the installation of a sliding vehicular gate. Secure gated side access to the rear garden. During our client's stewardship great improvements have been made to the rear garden which is 65ft in length. Accessed internally via the kitchen/living room and dining room there is a broad two-tiered porcelain tiled patio offering generous space for garden furniture, pots and barbequing etc. The remainder of the garden is principally laid to lawn with blue slate chipped pathway, large garden shed with electric supply, greenhouse and pergola/sitting area. By virtue of the house's elevated location the garden also enjoys a raised perspective and a good amount of privacy.



### **IMPORTANT REMARKS**

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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: F

#### **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.



2. **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>

3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.

7. 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.
8. 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.
9. 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	71 C	83 B
55-68	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.





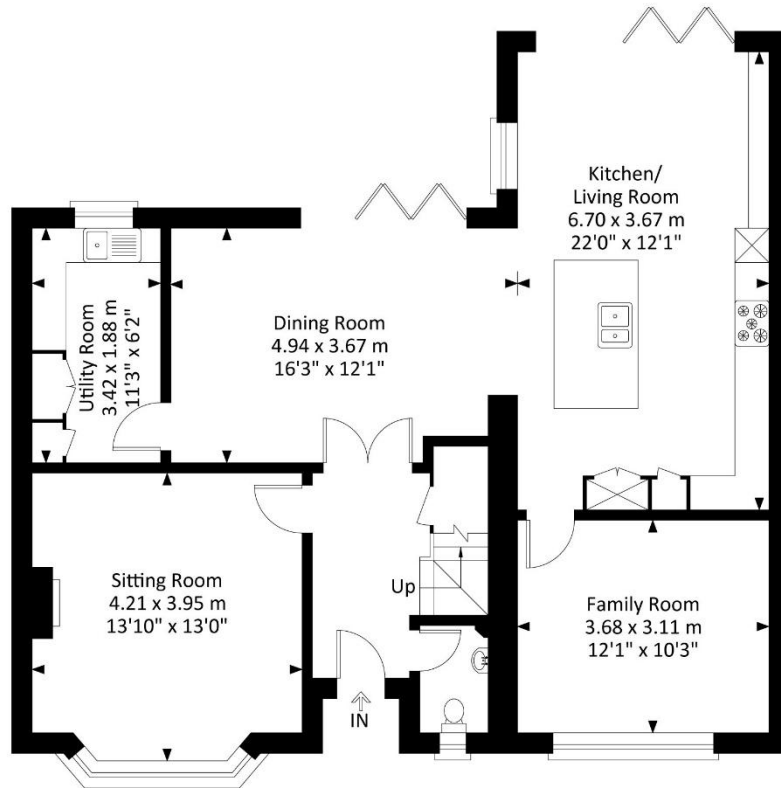




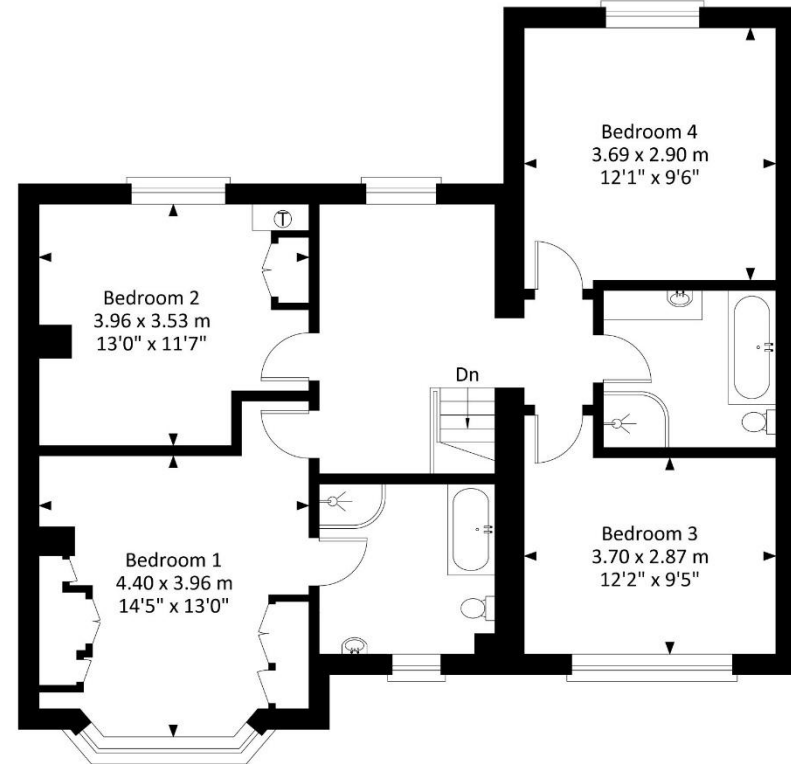


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Approximate Gross Internal Area = 173.11 sq m / 1863.34 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.