



21 Parrys Grove, Stoke Bishop

Guide Price Range £1,200,000 - £1,250,000

RICHARD
HARDING



21 Parrys Grove,

Stoke Bishop, Bristol, BS9 1TT

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Located within the much sought after Parrys Grove development in Stoke Bishop; a most attractive and spacious, 5 double bedroom, 3 bathroom, 3 reception room, modern detached family residence of character in a prestigious location with double garage, driveway parking for two cars and south-westerly facing rear garden (50ft x 35ft)

Key Features

- Attractive and well-designed layout with good sized rooms and plenty of natural light, an impressive reception hall and split-level galleried landing opening up through to the top of the house.
- Peaceful prestigious location in a sought after neighbourly community with its own arboretum - a special and unusual amenity for residents, Stoke Lodge playing fields are nearby and the Downs are within easy reach; there are two good local primary schools (Elmlea and Cedar Park) circa 0.25 miles; local shops are available in Stoke Bishop Village/Shirehampton Road/Stoke Lane/Westbury-on-Trym Village/Henleaze Road/North View; convenient for access to Whiteladies Road, Clifton Village, city centre and commuting out of town via M5 motorway junctions 17 & 18.
- **Ground Floor:** reception hall, cloaks/wc, 27ft x 11ft sitting room with inglenook style fireplace, 14ft x 10ft dining room, sociable 16ft x 13ft kitchen/breakfast room, 13ft x 9ft conservatory, utility room.
- **First Floor:** galleried landing, bedroom 1 with en-suite shower room/wc, bedroom 2 with en-suite shower room/wc, bedroom 3, bedroom 4, bedroom 5, family bath/shower room/wc.
- Gas central heating and double glazed windows.
- **Outside:** driveway parking for two cars, double garaging, front garden, south-west facing level rear garden with seating area beneath Virginia Creeper covered pergola.





GROUND FLOOR

APPROACH: from the brick paved driveway there is an open-fronted porch with wall mounted lantern light. Solid wood panelled door with obscure glazed porthole and side panels, opening to:-

RECEPTION HALL: a most welcoming introduction to this spacious family home, having an elegant staircase ascending to the first floor with handrail and ornately carved spindles, ornate moulded cornicing, understairs storage cupboard, radiator, two ornate ceiling roses with light points. Part multi-paned door opening to the kitchen/breakfast room. Part multi-paned double doors opening to the sitting room and dining room. Door to:-

CLOAKROOM/WC: low level dual flush wc, wall mounted wash hand basin with mixer tap, tiled flooring, radiator, obscure glazed window to the front elevation, ceiling light point.

SITTING ROOM: (27'4" x 11'9") (8.33m x 3.57m) a gracious principal reception room, having bay window to the front elevation and double doors with side panels overlooking and opening externally to the rear garden with south-westerly orientation. Recessed brick chimney breast with coal effect gas fire set upon a tiled hearth with wooden mantle and windows to either side of the recess. Ornate moulded cornicing, two ornate ceiling roses with light points, dado rail, two radiators.

DINING ROOM: (14'8" x 10'6") (4.46m x 3.21m) virtually full width bay window overlooking the rear garden with plantation style shutters, dado rail, ornate moulded cornicing, radiator, ornate ceiling rose with light point.

KITCHEN/BREAKFAST ROOM: (16'1" x 13'9" decreasing to 10'2") (4.91m x 4.20m/3.10m) comprehensively fitted with an array of shaker style base and eye level units combining drawers and cabinets. Roll edged quartz worktop surfaces with matching upstands and pelmet lighting. Sink with draining board to side and swan neck mixer tap. Integral appliances including tall fridge, electric double oven, 4 ring induction hob with extractor hood, and dishwasher. Internal windows through to the conservatory, wood effect flooring, radiator, ceiling light point. Part multi-paned wooden door opening to the utility room. Double casement doors opening to:-

CONSERVATORY: (13'5" x 9'9") (4.09m x 2.98m) having windows on three sides and sloping Perspex roof, with double doors overlooking and opening externally to the rear garden. A continuation of the wood effect flooring, radiator and wall light point.

UTILITY ROOM: (8'10" x 5'4") (2.69m x 1.63m) shaker style base and eye level cabinets, roll edged quartz worktop surfaces with matching upstands, stainless steel sink with draining board to side and mixer tap over, space and plumbing for washing machine, space for undercounter fridge, wood effect flooring, radiator, ceiling light point. Part glazed wood panelled door opening externally to the side elevation.

FIRST FLOOR

PART GALLERIED LANDING: part galleried over the stairwell with handrail and ornately carved spindles, two ornate ceiling roses with light points, window to the front elevation with radiator below. Airing cupboard housing hot water cylinder with slatted shelving. Loft access with pull down ladder. Panelled doors with moulded architraves, opening to:-

BEDROOM 1: (15'7" x 13'7") (4.75m x 4.14m) windows to the front elevation with plantation style shutters, built-in wardrobes, cupboards and drawers, radiator, coved ceiling, ceiling light point. Panelled door opening to:-

En-Suite Shower Room/WC: (8'4" x 4'2") (2.54m x 1.27m) obscure glazed window to the front elevation, large shower cubicle with wall mounted shower unit and handheld shower attachment, wall mounted wash hand basin with mixer tap and cupboard below, low level dual flush wc, tiled flooring, fully tiled walls, heated towel rail/radiator, inset ceiling downlights, extractor fan.

BEDROOM 2: (14'8" x 14'1") (4.48m x 4.29m) windows overlooking the rear garden with radiator below, built-in wardrobes, cupboards and drawers, coved ceiling, ceiling light point. Panelled door opening to:-

En-Suite Shower Room/WC: (8'11" x 5'4") (2.72m x 1.63m) shower cubicle with built-in shower unit and handheld shower attachment, low level dual flush wc, wash hand basin with mixer tap and cupboard below, tiled flooring, fully tiled walls, radiator, obscure glazed window, ceiling light point, extractor fan.

BEDROOM 3: (12'8" x 9'1") (3.87m x 2.76m) windows to the rear elevation with radiator below, built-in double wardrobe, coved ceiling, ceiling light point.

BEDROOM 4: (14'1" x 10'0") (4.29m x 3.05m) windows to the front elevation with radiator below, built-in double wardrobe, coved ceiling, ceiling light point.



BEDROOM 5: (10'10" x 9'1") (3.31m x 2.76m) windows to the rear elevation with radiator below, built-in double wardrobe, coved ceiling, ceiling light point.

FAMILY BATH/SHOWER ROOM/WC: (9'0" x 6'10") (2.74m x 2.08m) panelled bath with mixer tap and telephone style shower attachment, shower cubicle with built-in shower unit and handheld shower attachment, low level dual flush wc, wash hand basin with mixer tap and cupboard below, obscure glazed window to the side elevation, tiled flooring, fully tiled walls, heated towel rail/radiator, shaver point, ceiling light point, extractor fan.

OUTSIDE

DRIVEWAY PARKING: brick paved driveway parking for 2/3 cars with access to:-

DOUBLE GARAGING: (17'7" x 17'0") (5.36m x 5.18m) a pair of wooden up and over doors, light and power connected, built-in work station with shelving above.

FRONT GARDEN: to one side of the driveway there is a section of lawn with rhododendron, magnolia, hydrangea and acer.

REAR GARDEN: (50ft x 35ft) (15.24m x 10.67m) enjoying a delightful sunny orientation and accessed internally via both the conservatory and sitting room (the latter via a pergola with established Virginia creeper). There is a paved patio with ample space below the pergola for table and chairs. The remainder of the garden is level and laid to lawn enclosed by high brick walls to provide a good amount of privacy and with borders on two sides. Useful garden shed, outside lighting and water tap. Gated side access to the driveway.

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:

- 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		76 C
55-68	D	66 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.



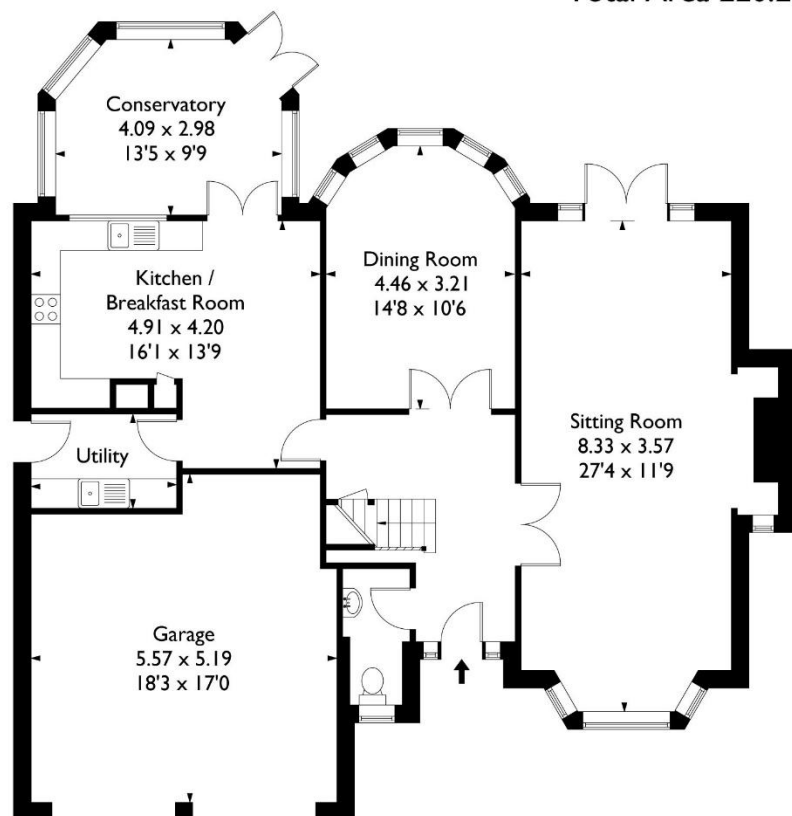


Parry's Grove, Westbury on Trym, Bristol BS9 1TT

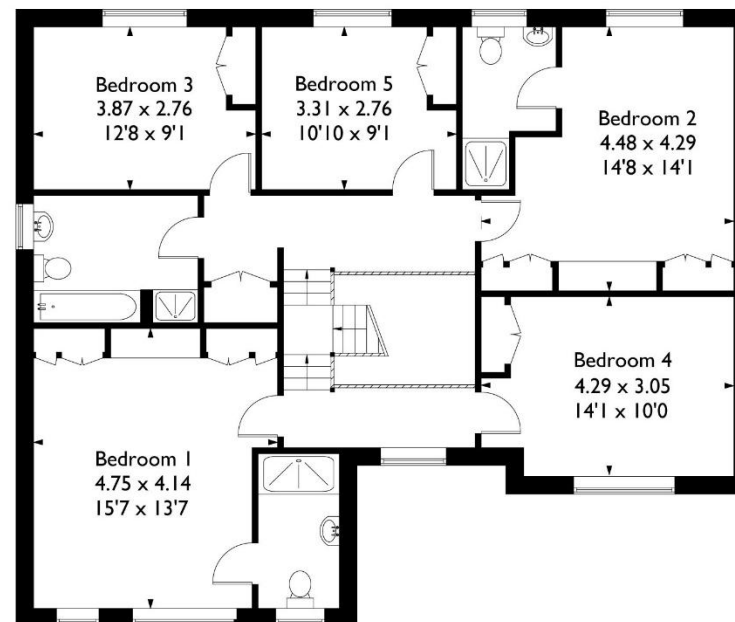
Approximate Gross Internal Area 193.4 sq m / 2081.9 sq ft

Garage Area 26.8 sq m / 288.4 sq ft

Total Area 220.2 sq m / 2370.3 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.