



45 Parrys Lane, Stoke Bishop, Bristol, BS9 1AG

GUIDE PRICE £1,050,000

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PROPERTY OVERVIEW

Built in 2016 and with a B energy rating, this beautifully presented modern townhouse offers nearly 3,000 sq. ft. of well-designed living space, arranged over three floors. Situated in a highly sought-after area, the home is ideal for families, benefiting from its proximity to excellent amenities and being within the catchment area for the Outstanding rated Elmlea School, just a five-minute walk away.

Ground Floor

The home welcomes you with a wide and inviting entrance hall, complete with elegant engineered oak flooring that extends throughout much of the ground floor. At the front, a bay-fronted sitting room offers a perfect space to relax or entertain, overlooking the front gardens and basking in morning sunlight. A contemporary gas log-effect burner adds a cozy touch.

To the rear, a stunning open-plan kitchen, dining, and breakfast area faces west, offering an abundance of natural light. The kitchen is sleek and modern, featuring high-end integrated appliances, ample storage, and a stylish breakfast bar. A fully glazed dining area seamlessly connects to the garden, enhancing indoor-outdoor living. A dedicated study/home office and a guest WC complete the ground floor.

The first-floor hosts three good size bedrooms, each filled with natural light. The bay-fronted guest bedroom at the front enjoys a charming outlook, while the spacious principal suite at the rear features extensive wardrobe space and a contemporary en-suite bathroom. A third bedroom and an immaculate family bathroom complete this level. The top floor offers two additional spacious bedrooms, each with ample wardrobe space and attractive views, serviced by a modern guest shower room.

At the rear, a private and sunny garden features a patio terrace, decking, and a bespoke hot tub, capturing sunlight throughout the day, perfect for relaxation and entertaining. The property also benefits from off-street parking for three vehicles.

Location

Situated just 600 metres from the renowned Bristol Downs, offering over 400 acres of spectacular green space for leisure and recreation. The home is also within easy reach of highly sought-after local schools, excellent transport links, and the vibrant high streets of North View, Henleaze Road, Westbury-on-Trym, and Whiteladies Road all just a short walk or drive away.

KEY DETAILS

- A Beautifully Presented Modern Townhouse
- 5 Spacious Bedrooms
- 3 Versatile Reception Rooms
- 4 Stylish Bathrooms
- Private Garden
- Off-Street Parking

Guide Price: £1,050,000

Tenure: Freehold

Council Tax Band: F

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: B

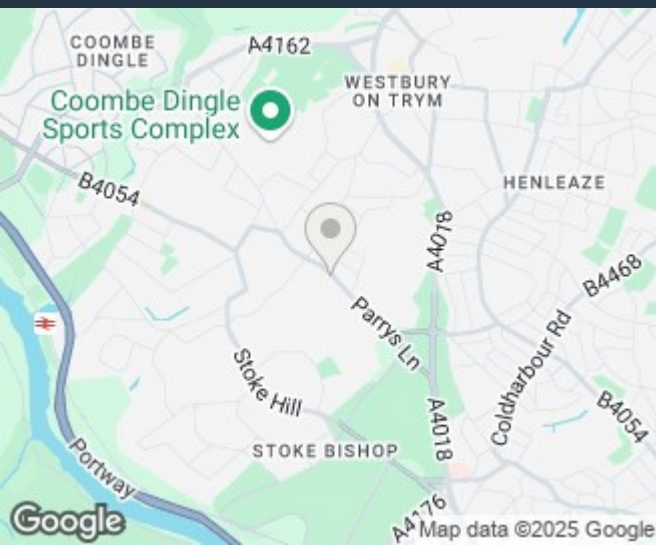
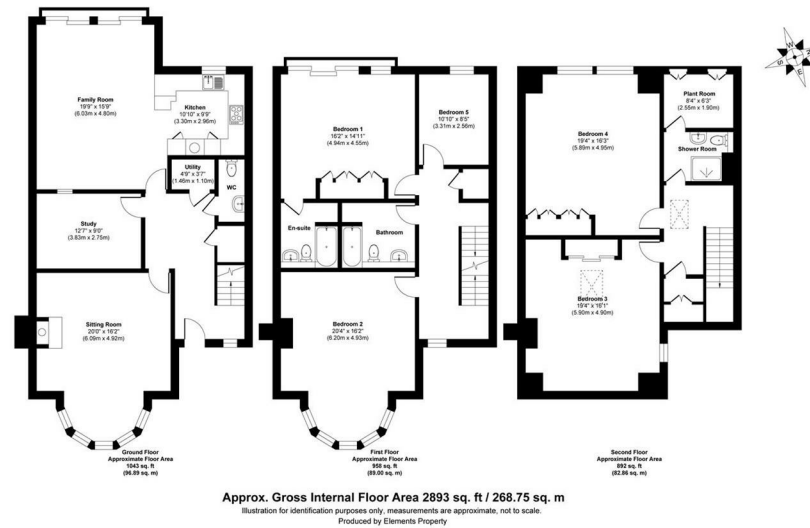
Viewing: By appointment only



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation
please either call, email or
follow the QR to book online.



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