



**Grange Avenue, Little Stoke Bristol BS34 6JY**



**welcome to**

## **Grange Avenue, Little Stoke Bristol**

This well presented three bedroom detached house, perfect for a range of buyers, found within the popular area of Little Stoke, with spacious rooms throughout, modern kitchen and bathroom, off street parking, detached double garage to the rear, front and rear gardens. Call for further details.

### **Entrance Hall**

Door to front, stairs leading to first floor, radiator, under stairs storage.

### **Lounge**

10' 4" max x 9' 11" ( 3.15m max x 3.02m )  
Double glazed window to front, radiator, TV point, carpeted flooring.

### **Kitchen/ Dining Room**

18' 3" max x 12' 1" ( 5.56m max x 3.68m )  
Open plan kitchen dining room, a range of high gloss wall and base units with work surfaces over, built in oven and ceramic hob, extractor cover over, inset stainless steel sink drainer with mixer tap over, tiled splashbacks, space for fridge/freezer, built in dishwasher, double glazed window to rear, double glazed patio doors to rear, radiator.

### **Conservatory**

18' 5" x 5' 9" ( 5.61m x 1.75m )  
Double glazed windows to rear and side, double glazed patio doors to rear, plumbing and space for washing machine.

### **Landing**

Double glazed window to side, stairs leading to ground floor, loft access.

### **Bedroom One**

10' 4" x 12' 1" ( 3.15m x 3.68m )  
Double glazed window to front, fitted wardrobes, radiator, carpeted flooring.

### **Bedroom Two**

12' 8" into bay x 11' 8" max ( 3.86m into bay x 3.56m max )  
Double glazed window to rear, radiator, carpeted flooring.

### **Bedroom Three**

8' 7" x 7' 8" ( 2.62m x 2.34m )  
Double glazed window to rear, radiator, carpeted flooring.

### **Bathroom**

Double glazed obscured window to front, panelled bath with shower over, low level WC, hand wash basin, tiled walls, heated towel rail.

### **Front Garden**

Property set back from the main road, enclosed by boundary fence and bush's, off street parking for more than one car, side access to the rear.

### **Rear Garden**

Enclosed by boundary fences, grass laid to lawn, hard standing leading to the rear detached garage

### **Detached Double Garage**

Split between a home office which includes tunnel light window, both sides include power, light, and up and over doors to the front.



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to  
**Grange Avenue,  
Little Stoke Bristol**

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- OPEN PLAN FITTED KITCHEN/DINING ROOM
- SEPERATE LOUNGE
- CLOSE TO PATCHWAY AND PARKWAY TRAIN STATIONS

Tenure: Freehold EPC Rating: D

**£430,000**



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Property Ref:  
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