



**Slade Baker Way, Bristol BS16 1YN**

**welcome to**

## **Slade Baker Way, Bristol**

This superior property benefits from a very favourable plot, oversized garden, separate garage and stylish presentation throughout. The primary bedroom with ensuite is located on the top floor granting wonderful privacy and the main living space feels light and bright and ultra user friendly.

### **Slade Baker Way Entrance**

Attractive entrance point from walkway level beyond herbaceous borders adorned with decorative gravel. A glazed contemporary wood effect door leads into the hallway.

### **Living Room**

12' 7" max x 13' 11" max ( 3.84m max x 4.24m max )  
The spacious living room is light and bright with windows to the front aspect. A seamless continuation of modern flooring from the hallway unifies the spaces and the finish throughout is modern and comfortable. The living room links directly through to the kitchen and dining room.

### **Kitchen - Diner**

16' 1" max x 15' 3" max ( 4.90m max x 4.65m max )  
The very well proportioned space offers access to the also well proportioned cloakroom and pantry adjacent. The space easily accommodates a full dining area and double doors offer direct views and access to the garden.

The kitchen is complete with wall and base units in gloss white and contrasting worktops for a modern clean aesthetic. Included here is an AEG integrated double oven and hob, stainless steel extractor and further white goods.

### **Pantry**

8' 3" Appx Max x 3' 3" Appx Max ( 2.51m Appx Max x 0.99m Appx Max )  
Hugely useful. The understairs pantry next to the dining area is perfect for storage.

### **Cloakroom W.C. / Utility**

7' max x 4' 8" max ( 2.13m max x 1.42m max )  
Again, hugely useful. The cloakroom is complete

with WC and basin plus window to the side aspect.

### **First Floor Bedroom 2**

10' 3" max x 8' 11" max ( 3.12m max x 2.72m max )  
Well proportioned and attractive bedroom with window to the front aspect.

### **Bedroom 3**

8' 2" max x 10' 10" max ( 2.49m max x 3.30m max )  
Again well proportioned. Bedroom 2 offers rear views across the garden with long views toward the fields in the distance.

### **Bedroom 4**

7' 8" max x 10' 10" max ( 2.34m max x 3.30m max )  
Currently the child's bedroom. Again, well proportioned with views to the rear aspect.

### **Bathroom**

6' 2" max x 6' 11" max ( 1.88m max x 2.11m max )  
Stylish presentation and complete with bath and shower over, further storage and chrome heated towel rail. Finished in contemporary grey floor and wall tiles.

### **Top Floor Bedroom 1**

18' 3" max x 16' 1" max ( 5.56m max x 4.90m max )  
The exquisite master suite with ensuite bathroom is an absolute joy. The spacious room benefits from a front dormer window and rear-side roof-light window. The auditorium style staircase offers further appeal and the room is made additionally private given the door from the first floor landing prior to the open-staircase.

### **Ensuite**

8' max x 5' max ( 2.44m max x 1.52m max )

The spacious ensuite features an oversized walk-in shower, WC and basin. Finished to the highest standard with heated chrome towel rail, extractor and roof light window.

### **Garden**

Spacious garden laid to lawn. A superb decked area extends to the side of the property and the orientation and position grants superb light and sun alongside privacy. A gate to the rear side leads to the driveway and garage.

\* Garden appx size: 28ft max x 30ft max.

### **Garage**

The garage and private driveway is accessed from the garden gate further granting convenience. Approximate sizing of 10ft 11" max by 19ft 9" max with 'up-and-over' door, power and lighting.



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**Slade Baker Way,**  
**Bristol**

- Four Bedroom Semi Detached Property
- Desirable Plot with Spacious Garden
- Highly Popular Scholars Chase Development
- Garage Adjacent with Access from the Garden PLUS Driveway
- Bedroom Suite on Upper Floor - Superior Proportions and Privacy

Tenure: Freehold EPC Rating: B

**£470,000**



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