



Farley Close, Little Stoke Bristol BS34 6HE

welcome to

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This superb home is presented to high standards and includes garden space to the front and rear and very impressive detached 20ft garage. The owners have installed multiple modern features such as the impressive kitchen diner that links openly through to the extended sun room/reception 2 extension.

Farley Close Front Entrance

The attractive front door is located just beyond the decorative gravel garden space to the front aspect. Further beyond the low height boundary wall are pedestrian only walkways and lawned areas.

Rear Entrance

The 'rear' of the property is most commonly used for access and offers parking and the expansive garage. Twin lockable gates to the side of the garage lead directly into the garden and then onwards into the house.

Living Room

16' 8" max x 13' 6" max (5.08m max x 4.11m max)
This light and bright space is finished to the highest standard with a well proportioned window to the front, open staircase, glazed linking doors and double recess either side of the original firebreast. The space is finished with stylish grey carpet, inset flat screen television and wall lights.

Kitchen

14' 7" max x 10' 5" max (4.45m max x 3.17m max)
The kitchen includes wall and base units in gloss white with attractive contrasting worktops. There is tremendous storage and the space includes integrated appliances, double integrated ovens and a flush fit sunken sink. The window to the side is complemented by the spot lights above and gas hob in the center of the breakfast bar really adds a premium feel.

Sun Room / Reception 2

14' 5" max x 11' 3" max (4.39m max x 3.43m max)
The combined space to include the extension comfortably accommodates the kitchen-diner and sun room/reception 2 with absolute ease. The free

flowing space is highly functional, wonderfully sociable and flooded with light. This fact is accentuated given the continuation of flooring throughout. The space leads directly out to the garden via fully glazed sliding doors beside glass panel walls.

Staircase Leading Upwards

Open staircase with storage below. Finished with a continuation of the grey carpet. Very smart!

Landing

6' 5" max x 8' 3" max (1.96m max x 2.51m max)
Well proportioned 'auditorium' style landing with an oversized window to the side aspect granting sumptuous light. Finished with a continuation of the grey carpet and finished with a pendant light.

Bedroom 1

12' 9" max x 9' 10" max (3.89m max x 3.00m max)
The primary bedroom to the front aspect is finished with modern 'distressed' look laminate flooring, chandelier and other stylish features. The window to the front aspect grants light and a pleasant outlook. The bed currently in-situ is a super king and there is plenty of space for additional furniture.

Bedroom 2

9' 10" max x 10' 11" max (3.00m max x 3.33m max)
The second bedroom is presented to the same high standard and benefits from the outlook out over the garden.

Bedroom 3

9' 8" max x 6' 5" max (2.95m max x 1.96m max)
The third bedroom to the front aspect is unusually well proportioned and offers great flexibility of use depending on your requirements.

Bathroom

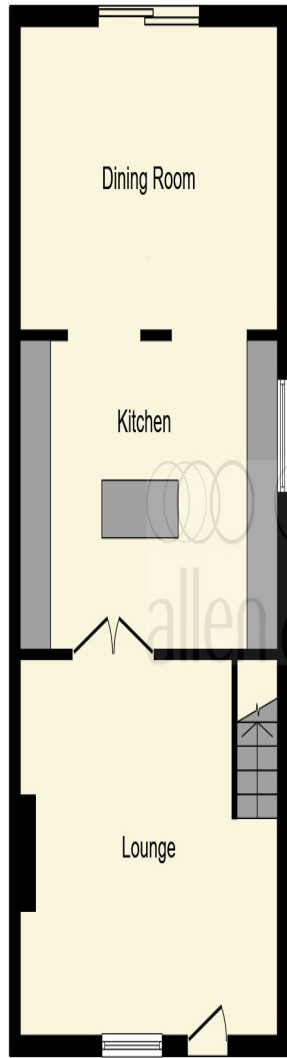
6' 4" max x 5' 5" max (1.93m max x 1.65m max)
The bathroom includes a bath with shower over, WC and basin. The luxurious space is complete with textured tile wall finish alongsided overside floor and wall tiles. The large obscured glass window to the rear aspect grants great light.

Garden

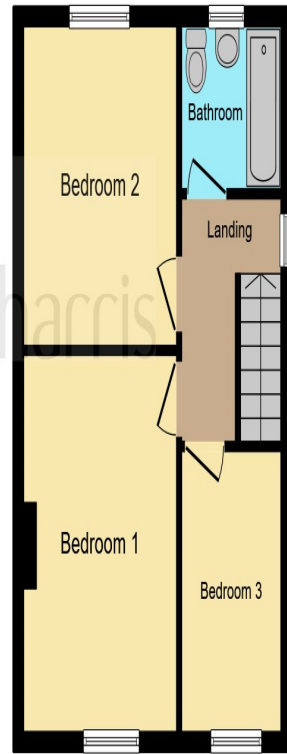
The well presented garden is finished with decorative gravel and raised paved space for socialising and al-fresco dining as takes your fancy. A double glazed door offers direct entry in the garage from here alongside windows.

Garage

20' 3" max x 16' 1" max (6.17m max x 4.90m max)
The enormous garage with vaulted ceiling includes power and lighting plus 'up-and-over' doors. A further door leads into the garden and windows grant light. The space is currently boarded to the top of the first floor whilst there is huge space above. We suggest that the garage offers very flexible usage options.



Ground Floor



First Floor

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