



Dorcas Avenue, Stoke Gifford Bristol BS34 8XG



welcome to

Dorcas Avenue, Stoke Gifford Bristol

Situated within a cul-de-sac location in the heart of Stoke Gifford, this beautifully presented spacious two bedroom bungalow WITH parking, extensive gardens and detached home office/garden accommodation offers easy access to schools, Bristol city centre and a wealth of local amenities.

Dorcas Avenue Entrance

Entrance is granted from the street level over decorative garden space to the front aspect.

Hallway

10' 8" max x 13' 7" max (3.25m max x 4.14m max)
Double glazed front door, laminate flooring, access to all rooms, storage cupboard, panel radiator, plastered ceiling.

Living Room

18' 4" max x 11' 1" max (5.59m max x 3.38m max)
Double glazed windows to rear, radiator, laminate flooring, log burner, double glazed door to rear garden.

Cloakroom W.C.

7' max x 2' 9" max (2.13m max x 0.84m max)
Low level WC, wash hand basin, porcelanosa tiled flooring.

Bedroom 1

11' 9" max x 10' 10" max (3.58m max x 3.30m max)
Double glazed to rear, radiator, carpeted, aerial socket, built in wardrobe.

Bedroom 2

11' 3" max x 8' 5" max (3.43m max x 2.57m max)
Double glazed to front, radiator, carpet, built in wardrobe.

Bathroom

8' 1" max x 5' 9" max (2.46m max x 1.75m max)
Double glazed to front, tiled Porcelanosa floor, partially tiled walls, panel radiator, spotlights, paneled bath with shower over, low level WC, wash hand basin.

External Garden Annex / Home Office

Converted garage, double glazed doors opening to rear garden, insulated, electric radiators, laminate flooring, spotlights, power. Stunning!

Front Garden

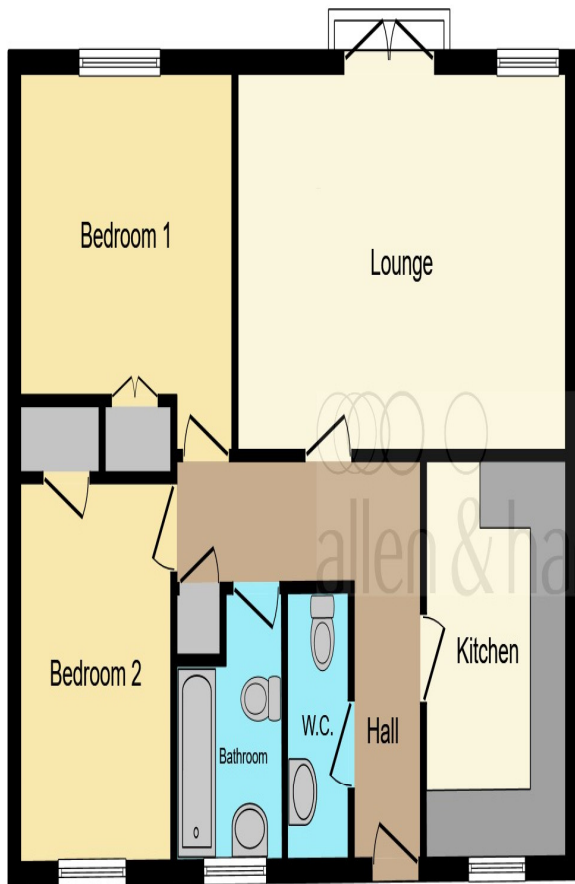
Driveway potential, side access to rear garden, graveled front garden, decorative plants and herbaceous borders.

Garden And Terrace

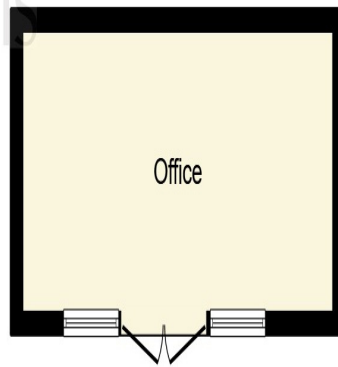
Private enclosed by boundary wall and hedges, patio immediately adjoining, partially laid to lawn, graveled seating area on upper level, side access to rear driveway, three outdoor electric sockets, leading to converted garage/study.

Parking

Parking to the rear aspect.



Floor Plan



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

