



**Balmoral Close, Stoke Gifford Bristol BS34 8NL**





**welcome to**

## **Balmoral Close, Stoke Gifford Bristol**

This superb bungalow is presented to a very good standard offering gardens, driveway and garage. The comfortable home grants a sense of peace and homeliness whilst offering tremendous convenience and a wealth of local amenities. Such a property is rare to the market and we will be delighted to help

### **Balmoral Close**

#### **Entrance**

UPCV double glazed door is conveniently accessed from the well presented driveway. Upon entry you are met by a hallway which is presented to a good standard with kitchen to the side and living space beyond.

#### **Entrance Hallway**

8' 10" max x 2' 11" max ( 2.69m max x 0.89m max )  
Well presented. Finished with carpet, pendant light and coat hooks. Stylish neutral colour as found throughout.

#### **Kitchen**

9' 6" max x 8' 3" max ( 2.90m max x 2.51m max )  
Very well presented kitchen with twin windows facing to the side aspect. The kitchen is completed to a high standard and includes wall and base units, granite effect worktops, electric hob and integrated oven plus stainless steel sink and drainer. There is space for white goods including and undercounter washing machine.

#### **Living Space**

19' 8" max x 10' 11" max ( 5.99m max x 3.33m max )  
The living space is just shy of 20 feet and very comfortably accommodates lounging furniture and a dining space with consummate ease. The space is complete with an electric fireplace with surround, carpet and pendant light with large window to the front aspect. Bay window to front aspect accentuating the feeling of space.

#### **Internal Halls**

7' 1" max x 2' 11" max ( 2.16m max x 0.89m max )  
Well proportioned and complete with carpet and pendant light.

#### **Bedroom 1**

10' 10" max x 13' 5" max ( 3.30m max x 4.09m max )  
The well proportioned primary bedroom feels glorious especially given the double doors leading to the garden. The room is finished to a stylish standard in neutral colours and is complete with carpet. Plenty of space for additional furniture.

#### **Bedroom 2**

12' 8" max x 8' 4" max ( 3.86m max x 2.54m max )  
The second bedroom is equally well presented and offers flexibility of use dependant on your requirements. Also benefits from the garden view.

#### **Bathroom**

6' 4" max x 8' 4" max ( 1.93m max x 2.54m max )  
Again...very well proportioned. The bathroom is complete with a bath, WC, basin and 'Curved' walk-in corner shower. The space is finished to the highest standard with contrasting lino flooring and tiles against the brilliant white elsewhere. A high placed window looks toward the side aspect.

\*Roof access and storage from here.

#### **External Garden**

Well proportioned whilst being manageable measuring approximately 25 feet by 30 feet. The space is complete with paving to house alongside a well maintained lawn. Herbaceous mature borders make for an attractive space.

#### **Garage**

17' 8" max x 7' 11" max ( 5.38m max x 2.41m max )  
Well proportioned garage with up and over doors is located at the end of the drive adjacent to the property. Complete with power and lighting.



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](http://www.focalagent.com)





**welcome to**  
**Balmoral Close,**  
**Stoke Gifford Bristol**

- Two Double Bedroom Link Detached Bungalow
- Private Driveway and Spacious Garage
- Private Rear Garden
- Council Tax Band C
- Spacious Throughout / Roof Storage

Tenure: Freehold EPC Rating: Awaited

**£315,000**



Awaiting Photograph

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Property Ref:  
STG109170 - 0003

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