



Crop Leaze, Stoke Gifford Bristol BS34 8BT

welcome to

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This superlative house benefits from a wonderful position offering light and views along with garage, driveway and separate internal office space. The extremely private garden is a real bonus as is the property layout offering perfect flow, style and homeliness.

Crop Leaze Entrance

Attractive point of entrance with planting beds and herbaceous borders.

Front Door

Modern double glazed door leads inwards.

Hallway

9' 1" max x 7' 6" max (2.77m max x 2.29m max)

The spacious hallway accentuates the feeling of light and space as found through. Finished with sleek tiled flooring and pendant lights...this space leads onward to the kitchen diner and grants entry to the office and cloakroom.

Office

7' max x 5' 10" max (2.13m max x 1.78m max)

The highly useful and well proportioned office space is finished to a high standard and located to the front aspect. Light and bright and benefits from a continuation of the tiled flooring.

Cloakroom W.C.

5' 10" max x 4' 7" max (1.78m max x 1.40m max)

Well proportioned and will also suit further wall storage and/or decorative items. Contains WC and basin.

Kitchen / Diner

22' 9" max x 13' 9" max (6.93m max x 4.19m max)

The kitchen/diner leads seamlessly away from the hallway and the tiled flooring continues into here. The entire space looks out across the garden and grants a lovely feeling on 'inside-outside' living, allowing very comfortably for a dining table and additional lounging furniture.

The kitchen itself grants huge storage and a full

complement of integrated appliances. There is the added bonus of an integrated breakfast bar and spacious downstairs storage/larder.

Stairs To First Floor

With windows to side aspect.

Living Room

13' 10" max x 11' 8" max (4.22m max x 3.56m max)

This is a great space with light and views thanks to double forward facing windows. Finished to a high standard with plush carpet as found throughout and pendant light. Comfortable, stylish and homely.

Bedroom 1

13' 10" max x 11' max (4.22m max x 3.35m max)

The primary bedroom is located on the first floor and benefits from a superb ensuite. The room is finished with carpet, pendant and impressive mirror front wardrobes to include hanging space and shelving, The tall windows to the front rear aspect offer views over the garden and the plot position grants long views through the site.

Ensuite

7' 9" max x 6' 7" max (2.36m max x 2.01m max)

Well proportioned space to include walk-in shower, basin and WC. Finished with grey marble effect tiled flooring and spot lights.

Stairs To Top Floor

With windows to side aspect.

Bedroom 2

13' 10" max x 11' 2" max (4.22m max x 3.40m max)

Good sized second bedroom finished to the same high standard with windows to the rear aspect.

Bedroom 3

12' 7" max x 6' 5" max (3.84m max x 1.96m max)

Another good sized second bedroom finished to the same high standard with windows to the front aspect.

Bedroom 4

9' 10" max x 7' 1" max (3.00m max x 2.16m max)

The fourth bedroom is just slightly smaller whilst offering superb space. Located to the front aspect.

Bathroom

9' 10" max x 7' 1" max (3.00m max x 2.16m max)

Well presented bathroom with a separate walk-in shower, bath, WC and basin. Finished again with tiled flooring to a high standard.

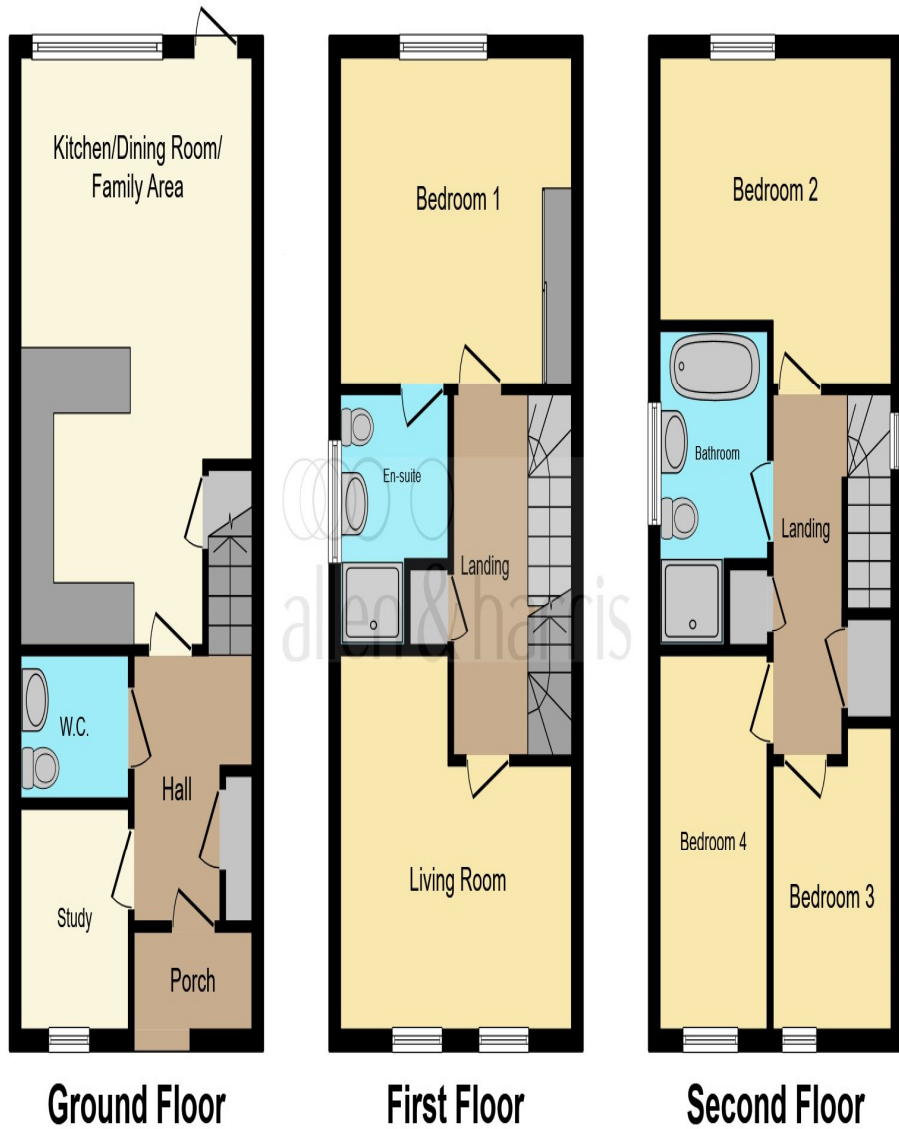
External Garage

19' 8" max x 10' 4" max (5.99m max x 3.15m max)

Well proportioned garage leading from the driveway with up-and-over doors. Additional side access to and from the garden. Additional storage potential in the rafters. Power and lighting.

Garden

Very private and well proportioned garden. Privacy wall to the boundaries with smart and low maintenance artificial grass. Direct access into the garage.



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