



New Road, Stoke Gifford Bristol BS34 8TG

welcome to

New Road, Stoke Gifford Bristol

This well presented three bedroom benefits from the light and bright open living space on the ground floor. The sun-room extension is a delight and the property boast a garage, driveway and spacious garden with decking. The location is desirable offering huge amenities and convenience.

New Road Entrance

The attractive entrance is set back beyond private garden space with decorative gravel and herbaceous borders. Adjacent is the the driveway space prior to the garage entrance. A glazed UPVC door leads inward to the hallway and staircase.

Hallway

6' 1" max x 5' 6" max (1.85m max x 1.68m max)
Attractive space finished with laminate flooring, pendant light and useful storage. The staircase leads upward and secondary door leads into the main living space.

Lounge

12' 10" max x 14' 3" max (3.91m max x 4.34m max)
The spacious lounge benefits from superb light and the dual aspect credentials accentuate the feeling of space. This room links via subtle arch into the dining space and onward into the sun room. The space further benefits from a pleasant outlook to the front plus a pleasant garden view to the rear. Finished with wood laminate flooring continues through, pendant lights, coving and skirts. Very useful understairs storage adjacent.

Dining Space

8' 9" max x 9' 1" max (2.67m max x 2.77m max)
The dining space offers plenty of space and links conveniently into the kitchen. Again, beautiful light and a very pleasant outlook. Finished to the same high standard.

Sun Room

10' 6" max x 8' 9" max (3.20m max x 2.67m max)
A part wall and double glazed windows and door link the space into the sun room. The pleasant space is finished to a high standard with main windows to

the front and side plus glazed roof. Double doors leads outward into the garden directly onto the decking. * The sun room feels totally integrated as part of the home and really accentuates the feeling of space and usability.

Kitchen

8' 4" max x 6' 9" max (2.54m max x 2.06m max)
The kitchen is positioned just adjacent to the dining room for ultimate convenience and a sociable feel. Complete with wall and base units, space for an American style fridge/freezer, AEG electric hob plus dishwasher and integrated oven. Finished with tiled flooring and window to the garden.

Stairs Leading Upwards

The staircase is finished with carpet and mounted wooden handrail. The light is maximised given the side aspect window from the top landing.

Top Landing

Well proportioned landing with window to the side aspect. Loft access here.

Bedroom 1

10' 8" max x 9' 6" max (3.25m max x 2.90m max)
The primary bedroom is finished to a great standard and benefits from lovely garden outlook. Complete with wooden laminate flooring, pendant light with fan, coving and skirting boards. Extensive built-in storage with 'mirror front' sliding doors.

Bedroom 2

9' 6" max x 10' 3" max (2.90m max x 3.12m max)
Again, presented to a high standard. The second bedroom is currently used as a nursery but flexible offers a good sized double room. Light and bright with open aspect to the front.

Bedroom 3

7' 5" max x 6' 10" max (2.26m max x 2.08m max)
Well proportioned 3rd bedroom currently used a home office. Presented to a good standard.

Bathroom

6' 3" max x 6' 4" max (1.91m max x 1.93m max)
The bathroom is complete with bath and shower over, integrated WC and basin in vanity, oversized floor and wall tiles plus spot lights. All-round very stylish and modern.

External Rear Garden

The rear garden space leads away from the sun room and includes a well presented lawn and sizable decked area adjacent to the property. The boundaries include wooden fencing alongside planted beds and herbaceous borders. Perfect for socialising and al-fresco dining.

Garage

17' 5" max x 8' max (5.31m max x 2.44m max)
Spacious garage with power and lighting offering up-and-over doors AND pedestrian access to and from the garden. The space is maximised given the vaulted ceiling with rafters raising to a height of approximately 13 feet.



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welcome to
New Road,
Stoke Gifford Bristol

- Desirable Stoke Gifford Location
- Three Bedroom Linked Semi-Detached with Garage
- Driveway Parking - Additional Rear Door Access
- Spacious Rear Garden with Lawn and Decking
- Glorious Open-Plan Living and Dining Space

Tenure: Freehold EPC Rating: C

£365,000



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