



**Little Meadow, Bradley Stoke Bristol BS32 8AT**

**welcome to**

## **Little Meadow, Bradley Stoke Bristol**

This attractive semi-detached home with private front garden is presented to a stylish standard and further benefits from it's convenient position in Bradley Stoke. Access to a wide range of amenities, major employers, the motorway network and the Metro Line into Bristol.

### **Little Meadow Entrance Into Hallway**

Access is granted from the attractive residential cul-de-sac and a lane offers access into the front garden and onward into the property. A glazed door leads into the hallway which is presented to a high standard and complete with tiled floor leading seamlessly into the kitchen.

### **Living Room**

13' 11" max x 14' 8" max ( 4.24m max x 4.47m max )  
The well proportioned living room offers an attractive outlook across the garden and is positioned conveniently adjacent to the kitchen. The space is finished with carpet and pendant light granting ample space for furniture and a dining table. The nature of the staircase design offers the ability for further storage solutions and/or a home office/desk should you require.

### **Kitchen**

12' 7" max x 5' 9" max ( 3.84m max x 1.75m max )  
The recently fitted kitchen is stylish and spacious. The dual aspect room is complete with window to the side and garden, wall and base units, integrated oven plus gas hob, stainless steel extractor, integrated washing machine and room for a separate fridge freezer.

### **Stairs Leading Upwards**

Finished with carpet and additional hand rail.

### **Landing**

Finished with carpet leading to all further rooms. Loft access via ceiling hatch which includes built-in ladder located here.

### **Bedroom 1**

10' 10" max x 10' 8" max ( 3.30m max x 3.25m max )

The primary bedroom faces the front aspect over the garden offering mid distance views across Bradley Stoke Way with a bank of trees. The space includes built-in storage and further mirror-front fitted storage. Again, light and bright and presented to a neutral yet stylish standard.

### **Bedroom 2**

8' 10" max x 6' 1" max ( 2.69m max x 1.85m max )  
The second bedroom shares the same outlook to the front aspect and is also light and bright. The space is currently configured as a home office whilst offering flexible use. We suggest that this is perfect as a spare room, nursery, dressing room and space for a friend/lodger.

### **Bathroom**

6' 2" max x 5' 10" max ( 1.88m max x 1.78m max )  
Well proportioned bathroom which includes a bath and shower over, WC and basin. The space is finished to a good standard and the window to the side aspect ensures light and a feeling of openness.

### **Parking**

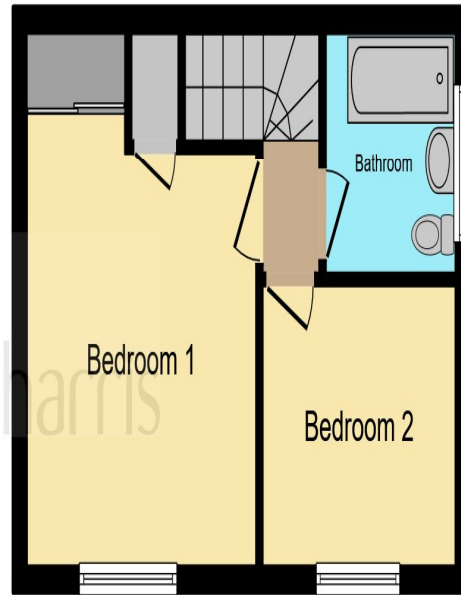
Allocated spaces for two vehicles.

### **Garden**

Attractive private garden with low wall and smart wooden fencing alongside gated access. Finished with mature herbaceous borders, planting beds, decking, low maintenance decorative gravel, paved walkway and shed.



**Ground Floor**



**First Floor**

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**  
**Little Meadow,**  
**Bradley Stoke Bristol**

- Two Bedroom House in Bradley Stoke
- Desirable Cul-De-Sac Position
- Low Maintenance Garden with Decorative Gravel and Decking
- Allocated Parking for Two Cars
- Council Tax Band B

Tenure: Freehold EPC Rating: C

**£265,000**



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