



Shrub Leaze, Stoke Gifford Bristol BS34 8DU


allen & harris

welcome to

Shrub Leaze, Stoke Gifford Bristol

This stylish two bedroom home is located within the desirable Brooklands Park Development by Crest Nicholson. The attractive home benefits from superb eco-credentials, allocated parking and impressive garden. The location ensures access to a vast array of amenities including Parkway Train Station.

Shrub Leaze Entrance

Attractive entrance into main living space.

Open Plan Living Area (Total)

26' 11" max x 13' 8" max (8.20m max x 4.17m max)

The open-plan room comfortably incorporates the kitchen, dining space and lounging area with consummate ease. The garden leads from here via glazed doors.

Kitchen Space

The stylish kitchen is neatly located to the side with a stylish and functional island to the middle.

Lounging Space

Located adjacent to the double doors leading into the garden.

Downstairs Cloakroom W.C.

6' max x 2' 9" max (1.83m max x 0.84m max)

Functional, stylish and well-presented.

Stairs Leading Upwards

Finished with carpet and white spindles/banister.

Landing

7' 1" max into void x 6' 9" max into void (2.16m max into void x 2.06m max into void)

Well proportioned leading to all areas.

Bedroom 1

13' 9" max x 8' 8" max (4.19m max x 2.64m max)

Well proportioned and presented to a high standard. Spacious built-in storage.

Bedroom 2

13' 8" max x 8' 9" max (4.17m max x 2.67m max)

Well proportioned and presented to a high

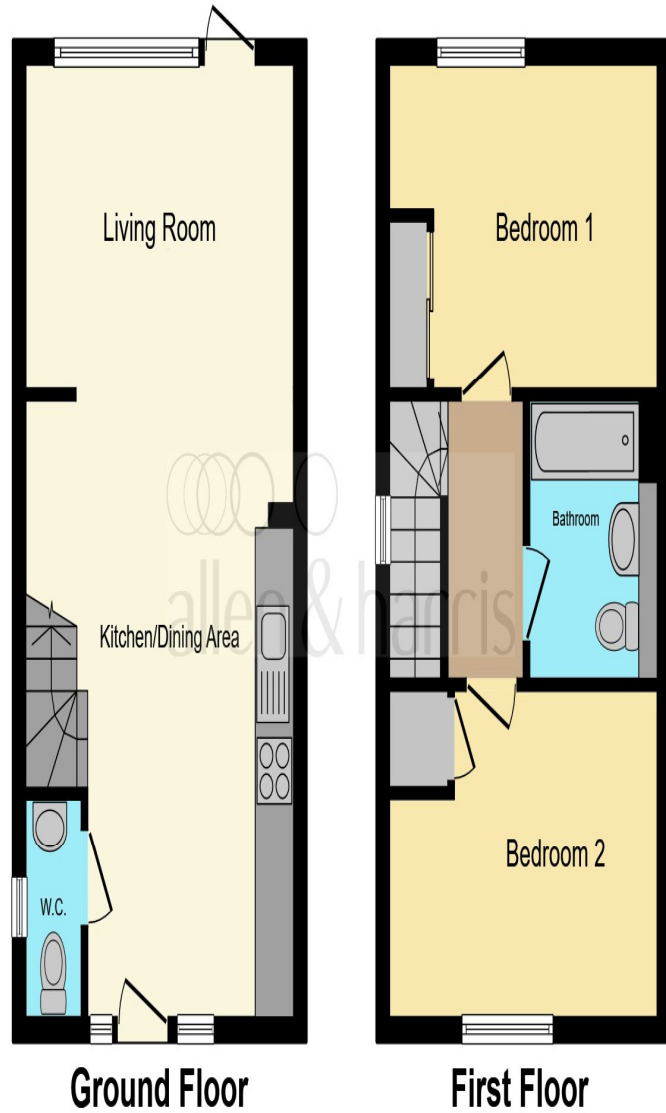
standard. Spacious built-in storage.

Bathroom

7' max x 6' 5" max (2.13m max x 1.96m max)

Bath and shower over, WC, basin and extractor.

Finished to a high standard.



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

