



**Harry Stoke Road, Stoke Gifford Bristol BS34 8QH**

**welcome to**

## **Harry Stoke Road, Stoke Gifford Bristol**

This exceptionally well positioned property with four bedrooms, two bathrooms and three receptions also boast an integral garage and mature gardens alongside extensive open-plan kitchen/diner. The location offers a wholly country feel whilst offering access to amenities and Parkway Station.

### **Harry Stoke Road Entrance Into Hallway**

11' 1" max x 9' max ( 3.38m max x 2.74m max )  
Entrance inward to the expansive hallway 'sets the scene' perfectly. The well presented space leads to all areas with open staircase off to the side.

### **Kitchen / Diner**

20' 5" max x 17' 2" max ( 6.22m max x 5.23m max )  
The extensive kitchen/dining space leading directly into the second lounge is really at the heart of this home. Dual aspect credentials with windows to the front and rear aspect and a further glazed door leads into the garden. Finished with spots and further roof light window.

### **Kitchen Area**

Stylish kitchen complete with wall and base units, contrasting countertops, ceiling spotlights, range oven with gas hob, designer extractor, integrated appliance and custom space for an oversized fridge and freezer. Open to one side accentuating the proportions of the room.

### **Living Room**

21' 7" max x 11' 11" max ( 6.58m max x 3.63m max )  
Again...WOW. The main living room has double doors leading into the garden AND two further well proportioned windows. The space is finished with carpet, chandelier light and feature fireplace with stone surround.

### **Reception 2**

11' 1" max x 9' max ( 3.38m max x 2.74m max )  
The second reception leads directly from the dining space and offers flexible usage. Currently used as a lounge/snug.

### **Office**

14' 1" max x 8' max ( 4.29m max x 2.44m max )  
The spacious and private office space leads away from the mail hallway with windows to the rear aspect. Again offers flexible usage.

### **Cloakroom W.C**

5' 6" max x 2' 1" max ( 1.68m max x 0.64m max )  
Complete with tiled walls, WC, integrated basin and vanity,, anthracite towel rail, spot lights and metro style floor tiles.

### **Stairs Leading Upwards**

Attractive and finished with carpet plus brilliant white spindles and banister.

### **Bedroom 1**

12' 9" max x 15' 9" max ( 3.89m max x 4.80m max )  
The spacious primary bedroom is finished to a high standard with windows to the front aspect and built-in storage.

### **Ensuite**

Very well presented ensuite with oversized walk-in shower, integrated WC and vanity plus window to the front aspect.

### **Bedroom 2**

12' 2" max x 12' 9" max ( 3.71m max x 3.89m max )  
Bedroom 2 is also spacious and also benefits from the pretty outlook to the front aspect. Finished with carpet and feature wallpaper to one wall.

### **Bedroom 3**

12' 6" max x 8' 7" max ( 3.81m max x 2.62m max )  
Currently decorated as a child's bedroom offering space, light and views to the rear aspect.

### **Bedroom 4**

8' 7" max x 10' 10" max (no storage) ( 2.62m max x 3.30m

max (no storage) )  
Bedroom 4 offers flexibility and is currently used as dressing room. Dependant on requirements, the storage unit can potentially be removed.

### **Bathroom**

7' 7" max x 5' 5" max ( 2.31m max x 1.65m max )  
The stylish family bathroom is complete with bath and shower over, integrated WC and vanity plus wash basin. Rear facing window.

### **External Garden**

The extensive garden offers lawned space measuring approximately 40 feet in length. There is an additional patio to the rear measuring a further approximately 32 feet in length. The fencing boundaries offer privacy with mature herbaceous borders and trees to the rear.

### **Garage**

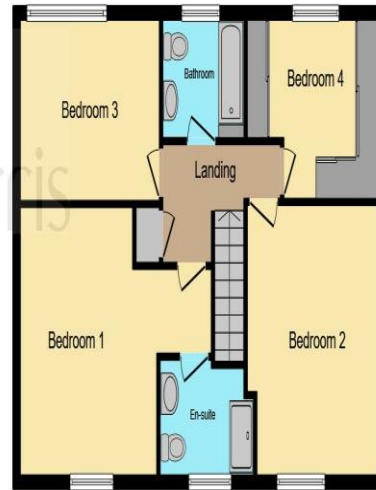
16' 6" max x 8' 8" max ( 5.03m max x 2.64m max )  
The garage offer huge storage space and/or vehicle parking. There is light and power and currently fitted with additional storage units.

### **Driveway**

Driveway parking prior to garage.



**Ground Floor**



**First Floor**

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**welcome to**  
**Harry Stoke Road,**  
**Stoke Gifford Bristol**

- Premium Four Bedroom Detached House - No Chain
- Three Receptions and Additional Cloakroom
- Open-Plan Dining Space and Kitchen
- Mature Private Gardens. Driveway and Integral Garage
- Separate Further Dining Room and Office Space

Tenure: Freehold EPC Rating: C

**£625,000**



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