



Saint Way, Stoke Gifford Bristol BS34 8RS

welcome to

Saint Way, Stoke Gifford Bristol

This stunning home with mature trees to the front aspect offers a delightfully private feel whilst granting access to a wide array of local amenities including Parkway Station. The home boasts a kitchen-diner, garage adjacent, three bedrooms and well maintained private garden.

Saint Way Front Entrance

Entrance is granted just beyond the walkway and cycle lane. The far side of the walkway is flanked by mature trees creating a very private and rural feel. The well presented 'front garden' space offers a path leading to the front door between decorative hedgerow.

Entrance Hall

7' max x 3' 5" max (2.13m max x 1.04m max)
Leads to all areas including cloakroom. Finished to a high standard and instantly accentuates the feel of space as found throughout.

Rear Access Entrance

Access is also granted through the garden via the glazed doors into the kitchen/diner. The garden is gated and leads to and from the garage and additional parking plus access road.

Living Room

11' 11" max x 15' 9" max (3.63m max x 4.80m max)
The well proportioned living room is open to the staircase granting a feeling of space. The position is attractive with windows to the front aspect and conveniently positioned next to the kitchen/diner. Finished with feature electric fireplace and twin pendant lights. *Impressive understairs storage located adjacent.

Kitchen - Diner

6' 10" max x 9' 6" max (2.08m max x 2.90m max)
The kitchen/diner is divided from the main living space via double doors. This adds flexibility as a feeling of open-plan living can be opted for or not as the case may be.

The space comfortably accommodates a full kitchen

and dining space with ease. The light and bright space offers a lovely outlook and twin glazed doors leads out into the garden.

The kitchen area includes wall and base units, gas hob, integrated oven plus further space for white goods and fridge/freezer.

Cloakroom W.C.

5' 11" max x 3' max (1.80m max x 0.91m max)
Useful cloakroom with WC and basin. Window to the front aspect. Well Presented.

Stairs Leading Upwards

Partially open features staircase. Notably wide and spacious.

Landing

10' 6" max i x 7' 2" max into void (3.20m max i x 2.18m max into void)
Well proportioned and notably wide again. Finished with carpet. Loft access granted here from ceiling hatch.

Bedroom 1

12' max x 8' 9" max (3.66m max x 2.67m max)
Garden facing room. Presented to a high standard with great proportions.

Bedroom 2

11' 1" max x 8' max (3.38m max x 2.44m max)
Again, well proportioned. This room faces the front aspect and benefits from the green outlook to the mid distance.

Bedroom 3

8' 8" max x 6' 5" max (2.64m max x 1.96m max)
Good sized third bedroom to the rear aspect.

Family Bathroom

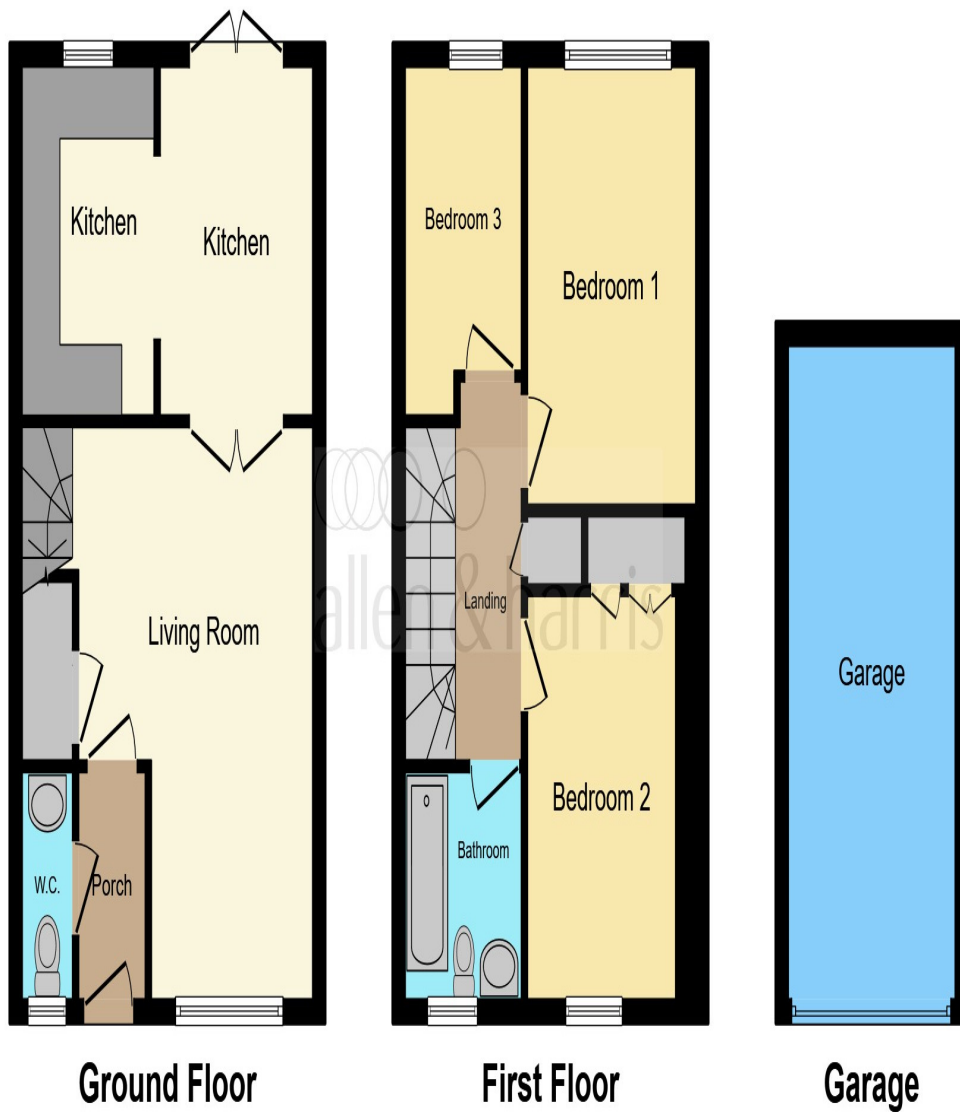
7' 2" max x 6' 2" max (2.18m max x 1.88m max)
Well proportioned room complete with bath and shower over, WC and basin. Obscured glass window to the front aspect, radiator, extractor and pendant light.

External Garage

18' 9" max x 8' 9" max (5.71m max x 2.67m max)
Located directly adjacent with parking space to front aspect. Complete with up-and-over doors, power and lighting.

Rear Garden

Gate access and exit point leading to parking and garage. Furthermore, the garden leads conveniently toward the back doors/entrance to the kitchen/diner. The garden is presented to a high standard with fenced boundary. Perfect for alfresco dining and socialising. Low maintenance and private.



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



welcome to
Saint Way,
Stoke Gifford Bristol

- Three Bedroom Home with Garage
- Desirable Development in Stoke Gifford
- Council Tax Band C
- Well Presented Rear Garden / Gas Central Heating
- Garage Directly Adjacent / Expansive Loft

Tenure: Freehold EPC Rating: C

£335,000



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Property Ref:
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