



Brins Close, Stoke Gifford Bristol BS34 8XU

welcome to

Brins Close, Stoke Gifford Bristol

This superb house occupies a prominent position within this desirable cul-de-sac in Stoke Gifford. The property boasts an oversized corner plot, 3/4 bedrooms, impressive conservatory and second bathroom. Well presented, flexible layout and driveway for multiple vehicles.

Brins Close Entrance

The attractive entrance is offered just beyond the driveway. The traditional style double glazed door leads into the well presented hallway space and then onward to all areas.

Living Space

23' 2" max x 10' 4" max (7.06m max x 3.15m max)
The main living space measures over 23 feet in length and combines the lounging space and dining area with consummate ease. The combined rooms are light and bright offering a pleasant outlook to the front aspect and similarly of the garden 'through' the conservatory.

Living Room

Presented to a high standard and complete with pendant lights plus gas fireplace including surround and hearth.

Dining Space

A continuation of flooring from the 'living room' area promotes stylish consistency. The position adjacent to the semi open kitchen off to the side offers an extremely and functional layout here. Light and outlook is granted and the space also links through to the conservatory.

Kitchen

9' 2" max x 8' 3" max (2.79m max x 2.51m max)
Well proportioned, modern, smart and functional. The kitchen includes wall and base units, undercounter washing machine, dishwasher, electric hob and extractor plus space for a stand alone fridge freezer. The kitchen further links through to the conservatory via glazed door. Finished with a continuation of the flooring and includes a three spot ceiling light bar.

Conservatory

17' max x 11' 3" max (5.18m max x 3.43m max)
The impressive conservatory feels integral to the house and is a highly functional space to enjoy. Access is granted from the dining room and kitchen. Furthermore, glazed doors lead out into the garden. Power and lighting included.

Bedroom 4 / Office

8' 7" max x 7' 9" max (2.62m max x 2.36m max)
Located on the ground floor to the front aspect. Good sized room that could also serve a superb home office or similar.

Shower Room

5' max rh x 5' 8" max rh (1.52m max rh x 1.73m max rh)
Well presented and includes a shower cubicle, WC and basin.

Stairs Leading Upwards

Again, well presented with additional natural light from the well proportioned stairwell window to the side aspect.

Landing

9' max x 8' 6" max into void (2.74m max x 2.59m max into void)
Presented to a great standard in neutral colours. Auditorium style staircase and landing complete with banisters and spindles.

Bedroom 1

11' 3" max x 10' 1" max (3.43m max x 3.07m max)
Well proportioned primary bedroom with extensive built-in storage and feature box window to the front aspect. Finished with pendant light and carpet. Again, light and bright with a pretty outlook.

Bedroom 2

10' 1" max x 8' 9" max (3.07m max x 2.67m max)
The second bedroom is presented to the same high standard also with built-in storage. The space benefits from an attractive outlook over the garden.

Bedroom 3

8' 6" max x 8' 2" max (2.59m max x 2.49m max)
Bedroom 3 is of good size and offers flexibility of use. Presented well with windows to the front aspect.

Family Bathroom

7' 11" max x 5' 9" max (2.41m max x 1.75m max)
Modern bathroom with obscured glass window to the garden aspect. Complete with three piece suite, heated chrome towel rail, shaver point and additional wall mounted heater.

External Driveway

Spacious driveway with dual point of entry and exit. Attractive decorative gravel to sides and corner.

Garden

The beautiful garden from the conservatory has lawned space, herbaceous borders, decorative gravel plus a shed and decking section. The garden is conveniently accessible to the side via lockable gate and is complete with well presented decorative boundary fences.



welcome to
Brins Close,
Stoke Gifford Bristol

- 3/4 Bed Detached House
- Desirable Stoke Gifford Location / Attractive Cul-de-sac
- Extensive Corner Plot / Front to Back Ground Floor Layout
- Entry & Exit Style Driveway - Multiple Vehicles
- Impressive Integral Sun Room/Conservatory

Tenure: Freehold EPC Rating: D

£435,000



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