



Chalcombe Close, Little Stoke, Bristol BS34 6ER

welcome to

Chalcombe Close, Little Stoke

This extremely well presented house offers green space to the front from Braydon Avenue and rear access with garden and garage. The property combines style, functionality and homeliness perfectly whilst the residential location grants simple access to a wealth of amenities.



Chalcombe Close

Rear Access

The most commonly used access point from Chalcombe Close is through the rear of the property with gate via path. This makes for high levels of convenience given the garage location and attractive surroundings thanks to the well presented garden.

Front Access To Braydon Avenue

The front access point leading directly into the porch offers lovely 'curb appeal' and an expanse of grass and lawn space adjacent to Braydon Avenue with mature trees beyond.

Porch

A modern UPVC glazed door leads directly into a well proportioned porch space instantly accentuating the feeling of space as found throughout. This provides further thermal insulation and is ideal for storage, hats and coats. Finished to a high standard in brilliant white with attractive laminate flooring.

Living Room

14' 8" max x 13' 4" max (4.47m max x 4.06m max)

The well proportioned main living space feels very light and bright and is finished to a high standard. Views extend over the grass to the front with mature trees in the mid distance and through the kitchen to the garden to the rear aspect. The space has an open-plan feeling given the wide archway linking the spaces. The open staircase further adds a stylish element to the aesthetics. Finished with fitted blinds, grey carpets and feature wall.

Kitchen / Dining Room

14' 8" max x 10' 4" max (4.47m max x 3.15m max)

The Kitchen/Dining Room is notably spacious and easily accommodates a full dining space with plenty of room to spare. There are two windows on either side looking onto the garden alongside a full glazed door. Finished to the highest standard with wood effect flooring and spot lights. Complete with wall and base units plus appliances with contrasting white and black finish against silver cabinetry furniture. Excellent larder storage.

Stairs Leading Upwards

Open staircase complete with carpet and fitted with lateral balustrades.

Landing

5' 11" max x 7' 9" max (1.80m max x 2.36m max)

Attractive auditorium style landing and finished with carpet. Loft access also here.

Bedroom 1

14' 4" max x 8' 5" max (4.37m max x 2.57m max)

Well proportioned bedroom with window to the front aspect. Finished to a high standard with plenty of space for additional furniture.

Bedroom 2

9' 4" max x 8' 5" max (2.84m max x 2.57m max)

Again, finished to a high standard with very pleasant views out across the garden.

Bedroom 3

10' 1" max x 5' 10" max (3.07m max x 1.78m max)

The third bedroom offers great views to the front and grants flexibility of usage. Bedroom 3 could be a standard bedroom, nursery or home office for example dependant on your requirements.

Family Bathroom

5' 6" max x 5' 10" max (1.68m max x 1.78m max)

The stylish shower room adds an element of luxury with the spacious curved walk-in shower and oversized marble effect tiles. The space is complete with spotlights, vanity and basin, WC, chrome heated towel rail, mirrored wall cabinet plus extractor.

External

Garden

The immaculate garden features lawn, wide paved pathway and a composite decking platform. Herbaceous borders line one side with mature plants to the rear end. The space is divided by boundary fencing presented to a very good standard. The garden leads to a rear access gate and direct pedestrian access into the garage. Appx 14ft 9' x 31ft 8' max.

Garage

17' 9" max x 8' 4" max (5.41m max x 2.54m max)

Good sized garage with up and over doors plus further pedestrian door access leading toward the house.



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welcome to

Chalcombe Close, Little Stoke

- Well Presented Three Bedroom House / Improved and Very Well Maintained
- Garden and Garage to Rear with Further Additional Parking
- Superb Ground Floor with Linked Living Room and Kitchen/Diner
- Light and Bright Throughout and Presented to a High Standard
- Rear Access with Green Open-Space to the Front Aspect

Tenure: Freehold EPC Rating: C



Please note the marker reflects the postcode not the actual property

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