



**Railton Jones Close, Stoke Gifford Bristol BS34 8BF**

**welcome to**

## **Railton Jones Close, Stoke Gifford Bristol**

This superb detached home in desirable location is light and bright benefiting from a spacious garden, detached garage and driveway. Very well presented throughout, offered with no chain and presented to a high standard.

### **Railton Jones Close**

#### **Entrance**

The attractive entrance with double glazed door leads from the driveway offering access into the central hallway.

#### **Central Hallway**

11' 9" max x 6' 5" max ( 3.58m max x 1.96m max )  
Finished in neutral colours offering access to all areas. The convenient downstairs cloakroom also leads away from here with useful understairs storage ahead. Beautiful light available from both the kitchen and living room with a further window to the side aspect from the attract staircase.

#### **Cloakroom W.C.**

Well proportioned and presented to a high standard offering convenience and adding to the 'user-friendly' nature of the property.

#### **Kitchen/Diner**

16' 5" max x 9' 6" max ( 5.00m max x 2.90m max )  
The stylish kitchen diner benefits from multiple windows to the front aspect offering sumptuous light and pleasant outlook. The spacious kitchen easily accommodates a full kitchen with amply space for a dining table. The well designed kitchen further offers a breakfast bar with storage below.

Included here is a four ring gas hob, stainless steel sink and drainer, Beko double oven, undercounter washing machine and integrated dishwasher.

#### **Living Room**

16' 6" max x 10' 10" max ( 5.03m max x 3.30m max )  
Presented to a high standard with double doors leading out into the garden. The room is finished with twin pendant lights, neutral carpet and feature gas fireplace including surround and hearth. The

space grants lovely light and promotes a feeling of 'inside-outside' living.

#### **Staircase Leading Upwards**

Well presented and also flooded with natural light given the large side aspect windows. Notably wide treads and great ceiling height for easy access and home moving.

#### **Landing**

12' 3" max x 8' 9" max ( 3.73m max x 2.67m max )  
Very well presented auditorium style landing that really accentuates the feeling of space as found throughout.

#### **Bedroom 1**

10' 6" max x 8' 7" max ( 3.20m max x 2.62m max )  
Well proportioned room with ensuite benefits from views out over the garden. Presented to a good standard to include well proportioned built-in storage.

#### **Ensuite**

5' 8" max x 4' 10" max ( 1.73m max x 1.47m max )  
Again, well proportioned. Complete with curved shower cubicle, WC and basin/vanity. Obscured glass window to the rear aspect.

#### **Bedroom 2**

10' max x 8' 8" max ( 3.05m max x 2.64m max )  
Well proportioned room to the front aspect finished to a typically high standard as elsewhere. Pretty long views to the front aspect.

#### **Bedroom 3**

10' max x 7' 6" max ( 3.05m max x 2.29m max )  
Similar to Bedroom 2 offering pretty views to the front. This double room also offers great dimensions and finished to a high standard.

#### **Bedroom 4**

7' 6" max x 6' 6" max ( 2.29m max x 1.98m max )  
The fourth and smallest room still offers good proportions. This offers flexibility and may be used as a nursery or home office for example.

#### **Bathroom**

5' 8" max x 5' 5" max ( 1.73m max x 1.65m max )  
The well presented bathroom includes a bath with shower over, integrated WC and basin vanity, chrome towel rail and window to the side aspect.

#### **External Garden**

Maximum measurements of circa 44 feet by 29 feet. Complete with well maintained boundary fencing, attractive lawn and patio area to the house. Further benefiting from side access from the drive and further side door granting access into the garage.

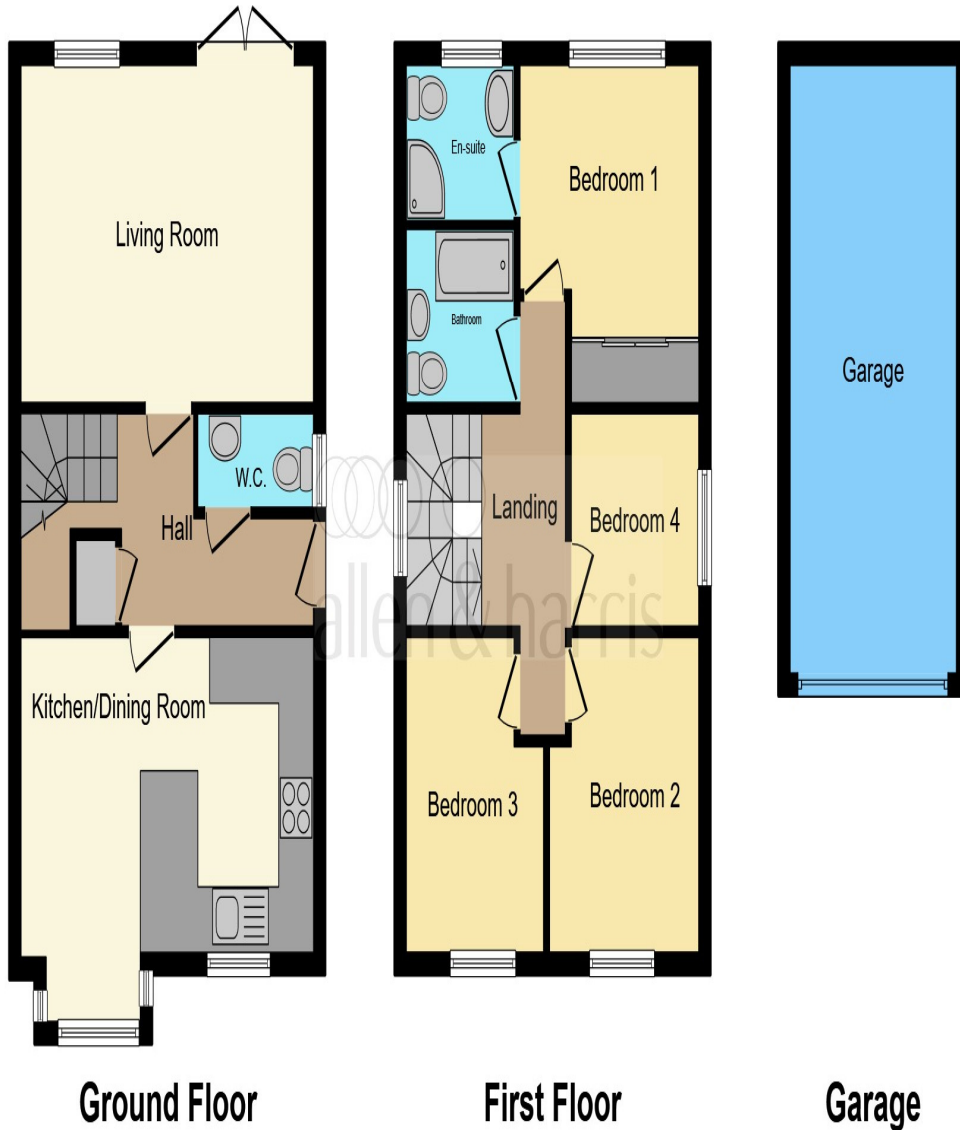
#### **Driveway**

This runs alongside the house leading to the garage with dropped curb access from the street. Additional space for vehicles.

#### **Garage**

The stand alone garage measures an impressive 17ft 9' max by 9ft 5' max and includes an up-and-over door to the front and side access door to and from the garden. The vaulted ceiling rises to circa 13 feet grants further high storage options should this be required.





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](http://www.focalagent.com)



**welcome to**  
**Railton Jones Close,**  
**Stoke Gifford Bristol**

- Attractive Four Bedroom Detached Home - NO CHAIN
- Desirable Stoke Gifford Location / Four bedrooms / Ensuite / Additional WC
- Driveway and Detached Garage
- Kitchen/Diner and Living Room with Direct Garden Access
- Council Tax Band D

Tenure: Freehold EPC Rating: D

**£410,000**



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