



Whitley Mead, Stoke Gifford Bristol BS34 8XT

welcome to

Whitley Mead, Stoke Gifford Bristol

This superb end of terrace home in desirable cul-de-sac location is light and bright benefiting from a spacious garden, parking and unusually large further 'garden' space to the side of the property. Very well presented throughout as recently refurbished and offered with no chain.

Whitley Mead

Entrance

The extremely useful and attractive covered porch with additional storage is accessed via paved pathway between well presented lawns. Attractive double glazed door leads into the main hallway.

Hallway

9' 8" max x 2' 10" max (2.95m max x 0.86m max)
The main hallway leads to all areas and benefits from light and the outlook toward the garden. The aforementioned really accentuated the feeling of space alongside the modern wood effect flooring which seamlessly continues into the kitchen and cloakroom.

Hall Cupboard

2' 4" max x 1' 10" max (0.71m max x 0.56m max)
Hugely useful space with good dimensions.

Kitchen

9' max x 8' 1" max (2.74m max x 2.46m max)
Well proportioned kitchen to the front aspect. Complete with wall and base units, integrated oven, newly fitted electric hob, stainless steel sink and drainer plus newly installed extractor. Space for undercounter washing machine and stand-alone fridge. The kitchen is similarly light and bright with a pleasant and private outlook to the front aspect.

Cloakroom

6' 4" max x 2' 6" max (1.93m max x 0.76m max)
Well presented and spacious additional WC. Finished to a good standard with window to the side aspect. Further high storage installed.

Living Room

15' 4" max x 13' 10" max (4.67m max x 4.22m max)
The living room is finished to a high standard with

triple windows and glazed door to the garden. The space is light and bright and feels particularly private whilst making the most of a sense of 'inside-outside' living. A useful 'open' understairs area adds another dimension to the room and can be used by the new owner as they deem appropriate. Further window to the side.

Stairs Leading Upwards

Presented to a high standard with carpet plus painted spindles and banister. Includes attractive wall mounted rails.

Top Landing

9' 1" max x 7' 5" max in to void (2.77m max x 2.26m max in to void)
Well proportioned auditorium style landing leading to all areas, The continuation of newly fitted carpet grants a luxurious feel and clean/open space. Here receives superb light when all the doors are open given the windows on three sides.

Bedroom 1

13' 10" max x 8' 6" max (4.22m max x 2.59m max)
Spacious bedroom offering views out over the private garden. Attractive carpet and finished to the same high standard in neutral colours. Spacious built-in cupboard also containing the water tank.

Bedroom 2

9' 6" max x 6' 2" max (2.90m max x 1.88m max)
Well presented bedroom finished to the same good standard. Pleasant outlook to the front aspect.

Bedroom 3

9' max x 7' 5" max (2.74m max x 2.26m max)
Well presented bedroom finished to the same good standard. Pleasant outlook to the front aspect.

Bathroom

6' 2" max x 5' 11" max (1.88m max x 1.80m max)
The three piece bathroom is finished to include a wall mounted thermostatic shower unit, riser and showerhead alongside modern wood effect flooring, tiled walls and wall mounted heater. The window to the side aspect grants super light and the space feels clean, tidy and smart. Loft access overhead.

Garden

The rear garden with wooden panel fencing measures circa 45 feet in length with a width of circa 19ft. Spacious and laid to lawn. Plenty of space for an outbuilding or similar. The garden benefits from a mature silver birch to the rear and is flanked with trees on the west boundary adding interest and privacy.

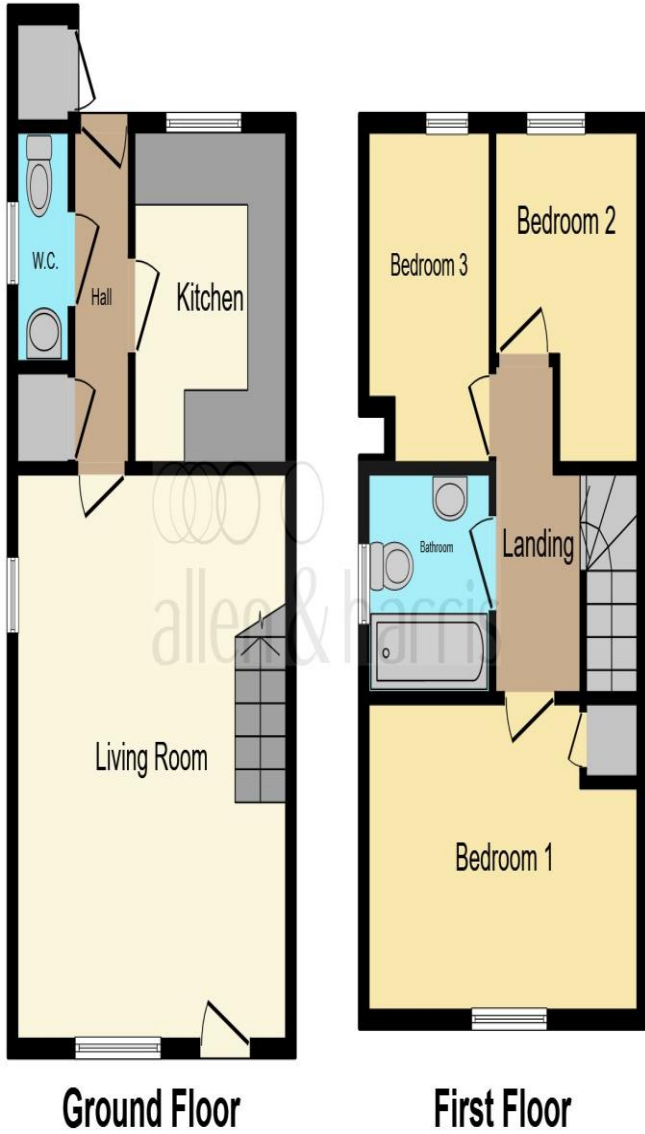
**The garden further extends to the side aspect with the maximum space here measuring circa 14ft by 26ft. This area is open to the main garden with a fence boundary and pedestrian access to the front aspect/lawn and allocated parking. This additional space further offers potential opportunity.

Garden Space To Side

**The garden further extends to the side aspect with the maximum space here measuring circa 14ft by 26ft. This area is open to the main garden with a fence boundary and pedestrian access to the front aspect/lawn and allocated parking. This additional space further offers potential opportunity.

Parking

Parking is available to the front of the house. There is additional lawn space to the front of the property with further currently unused space beyond the garden fence to the side of the property.



Ground Floor

First Floor

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welcome to
Whitley Mead,
Stoke Gifford Bristol

- Superb Three Bedroom End-of-Terrace Home
- Spacious Garden with Direct Access From The Main Living Space
- Covered Porch and Further External Storage
- Two Allocated Parking Spaces
- Lawn and Path to Front Aspect

Tenure: Freehold EPC Rating: E

£305,000



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