



Gipsy Patch Lane, Little Stoke Bristol BS34 8LT

welcome to

Gipsy Patch Lane, Little Stoke Bristol

This spacious and stylish home benefits from a great location with garage, parking, outbuildings plus impressive garden. The living space is a pleasure with direct garden access as are the bedrooms on the top floor. The garage with rear access and further outbuildings grant real opportunity.

Gipsy Patch Lane Entrance

A pathway leading from the gate leads to the attractive UPVC glazed front door. The driveway space is adjacent with further vehicle gates.

Hallway

11' 5" max x 6' 5" max (3.48m max x 1.96m max)
The well proportioned hallway finished with wooden laminate flooring leads to all area including the staircase. This large space really accentuates the light and space as found throughout. Upon entry you can see all the way through to the garden via the kitchen adding to the feeling of space. * Further understairs storage.

Lounge

14' 4" max x 10' 10" max (4.37m max x 3.30m max)
The stylish living room to the front aspect is the perfect place to relax. Complete with a chic grey decor and fitted carpet which looks great against the fire breast and double recess.

Kitchen/Diner

21' 10" max x 10' 8" max (6.65m max x 3.25m max)
The expansive kitchen-diner easily accommodates a full kitchen with ease alongside and dining space. Here also grants access to an original built-in larder and further spacious understairs storage. The whole area is light and bright given the double sliding doors and window looking out over the garden and the consistency of flooring adds to the flow between areas.

The kitchen is complete with wooden worktops, undercounter dishwasher and washing machine space, integrated over and gas hob. The Worcester boiler is also located here.

Stairs Leading Upwards

Finished to a good standard with carpet,

Landing

6' 3" max x 7' 1" max (1.91m max x 2.16m max)
The well proportioned landing with auditorium style siding benefits from a window to the side aspect granting further light. This space offers loft access and leads further onward to all other areas.

Bedroom 1

12' 7" max x 9' 11" max (3.84m max x 3.02m max)
Good sized bedroom to the rear aspect looking out over the garden. Complete with two windows, fitted carpet and extensive built-in wardrobes.

Bedroom 2

14' 7" max x 10' 11" max (4.45m max x 3.33m max)
Another well proportioned bedroom also finished to a good standard with windows to the front aspect. Also with storage.

Bedroom 3

9' 9" max x 7' 7" max (2.97m max x 2.31m max)
Bedroom 3 to the front aspect offers really flexible space and is currently used as an office. Potentially a nursery, spare room or similar.

Bathroom

6' 3" max x 5' 7" max (1.91m max x 1.70m max)
Well proportioned with rear window, shower cubicle, WC and basin.

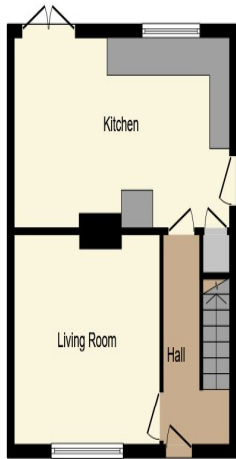
Exterior Garden

34' 7" max appx x 55' 6" max appx (10.54m max appx x 16.92m max appx)
Very well proportioned garden to rear.

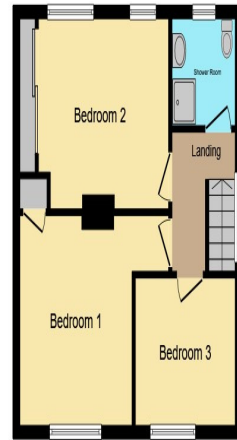
Garage / Outbuildings

20' 9" max appx x 9' max appx (6.32m max appx x 2.74m max appx)

*The outbuildings include a well proportioned garage to the rear with pedestrian garden access and vehicle access from the lane behind. The detached block to the side of the house offers two storage areas and an external WC. All the aforementioned have the opportunity to be re-purposed as required.



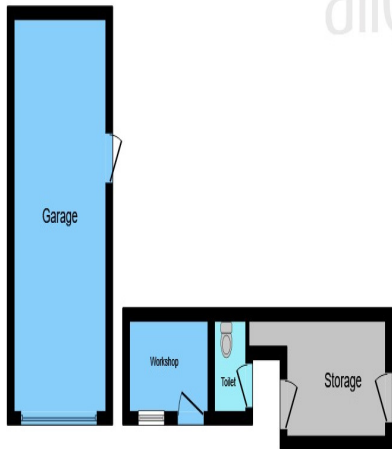
Ground Floor



First Floor



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Outbuilding

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
Gipsy Patch Lane,
Little Stoke Bristol

- Spacious Three Bedroom Semi-Detached Home
- Impressive Enclosed Rear Garden / Driveway Parking to Front Aspect
- Garage with Garden Access and Rear Vehicle Access
- Further Outbuildings - Storage/Office to Front, Further Storage and WC
- Stylish and Well Presented with Spacious Rooms Throughout

Tenure: Freehold EPC Rating: D

£350,000



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