



Oak Close, Little Stoke BRISTOL BS34 6RB

welcome to

Oak Close, Little Stoke BRISTOL

This immaculate three bedroom house manages to combine style with homeliness perfectly. The property offers an oversized enclosed plot with space to the side aspect, front and rear entrances, separate detached garage....and has been refurbished throughout to the highest standard.

Front Entrance

Access is granted over path beside well maintained lawn and herbaceous borders. A double glazed door leads inwards.

Rear Entrance

A further gate to the rear side adjacent to the garage grants access through the rear garden.

Hallway

7' 1" max x 3' 4" max (2.16m max x 1.02m max)

The entrance hallway leads to the staircase and glazed double doors lead into the living room. Finished to a high standard with carpet, radiator, shelf and pendant light.

Kitchen - Diner

15' 8" max x 10' 10" max (4.78m max x 3.30m max)

The sizeable kitchen-diner easily accommodates extensive wall and base units alongside a dining table with plenty of space to spare. Double French doors plus windows grant exceptional light and a lovely outlook over the garden. The room is connected to the living space via squared arch offering dual aspect credential and a highly sociable environment. The owner has also continued the flooring for added unity. Finished with integrated ceiling spot lights and graphite chrome light switches.

Living Room

13' 7" max x 12' 4" max (4.14m max x 3.76m max)

Here the space is also highly stylish, modern and homely. The living room offers large windows to the front aspect, modern flooring and spotlights. There is further useful understairs storage and radiator with decorative shroud.

Staircase Leading Upwards

Continuation of carpet and wooden mounted handrail.

Landing

Well proportioned 'auditorium' style landing finished to a high standard with carpet, pendant light and matching neutral decor. Loft access granted here via ceiling hatch. Window to side aspect grant further lights and adding to the feeling of space.

Bedroom 1

15' 6" max x 9' max (4.72m max x 2.74m max)

The well proportioned primary bedroom to the front garden aspect continues the stylish theme and is finished in brilliant white against a feature green. Finished with carpet and pendant light with useful recessed space for additional furniture.

Bedroom 2

9' 3" max x 9' 1" max (2.82m max x 2.77m max)

Bedroom 2 is similarly well presented and faces the front aspect. This well presented room is finished with grey, white and blue colour scheme to great effect.

Bedroom 3

10' 5" max x 6' 8" max (3.17m max x 2.03m max)

The third bedroom still offers great proportions for a spare room. Currently used as a nursery but completely flexible.

Bathroom

6' 3" max x 6' 2" max (1.91m max x 1.88m max)

The sleek and stylish three piece bathroom is complete with high obscured glass window, shower over bath with glass screen, uniformed curved white tiles, two-tone grey and white theme decor which is all set against light grey wood effect flooring.

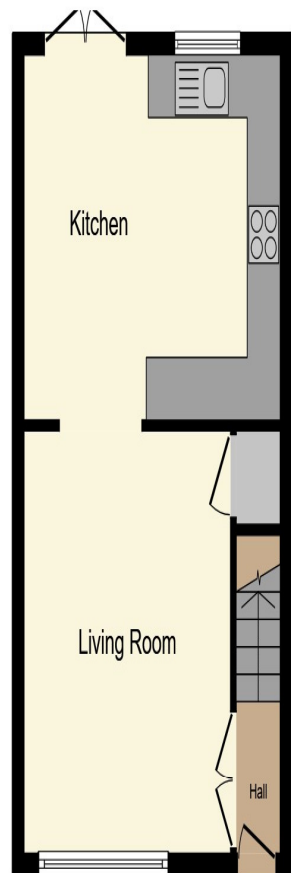
External Garage

17' 5" max x 12' 11" max (5.31m max x 3.94m max)

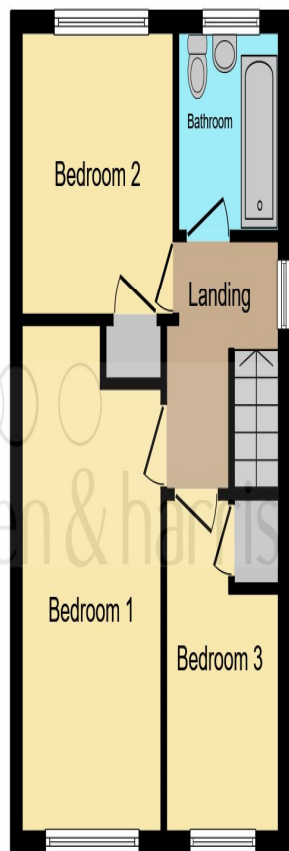
Well proportioned garage with electric up-and-over doors to the rear and additional pedestrian access from the garden. Complete with rubber matting floor, fitted work bench, dedicated fuse box, power and ceiling spot lights.

Garden

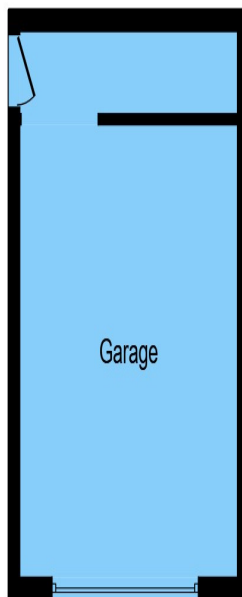
Well proportioned and attractive low maintenance garden space with heavy wooden decking to the rear and side. Further lawned garden space to the front aspect. The rear space measures an impressive 51 feet x 24 feet as it's maximum points. Gates to front and rear.



Ground Floor



First Floor



Garage

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
Oak Close,
Little Stoke BRISTOL

- Three Bedroom End of Terrace Home
- Immaculately Presented Throughout / Full Refurb and Modernisation
- Exceptional Kitchen-Diner Space and Linked/Open Living Room
- Separate Detached Garage - Electric Up and Over Door AND Pedestrian Access from Garden. (Includes power and lighting).
- Stylish/Modern Three Piece Bathroom Suite

Tenure: Freehold EPC Rating: Awaited



check out more properties at [allenandharris.co.uk](https://www.allenandharris.co.uk)



Property Ref:
STG108338 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



[allenandharris.co.uk](https://www.allenandharris.co.uk)