



**Lancaster Close, Stoke Gifford Bristol BS34 8NT**



**welcome to**

## **Lancaster Close, Stoke Gifford Bristol**

This linked detached property is a rare and exciting opportunity as they infrequently come to market. The well presented property in this sought-after location has been extended to the rear and offers an enclosed garden, garage AND driveway.

### **Lancaster Close Entrance**

The home offers great 'curb appeal' and is instantly inviting. A modern double glazed door leads inwards.

### **Hallway**

9' max x 6' max ( 2.74m max x 1.83m max )  
The well presented hallway is light and bright and instantly accentuates the feeling of space as found throughout. Finished with neutral carpet and white wall leading to all areas. \*\* The space is particularly pleasant with all doors open as you get a direct line of sight through the living room and beyond to the garden.

### **Living Room**

13' 5" max x 13' 10" max ( 4.09m max x 4.22m max )  
Well presented and finished with carpet, pendant lights and gas fireplace. The extremely comfortable room links through in to the extension via full-pane glazed doors adding to the light and lovely outlook.

### **Reception 2 / Extension**

11' 3" max x 9' 8" max ( 3.43m max x 2.95m max )  
The fabulous extension is very much integral to the house and feels like a true extension to the living space in a literal sense. Complete with a extensive windows on two sides and two further roof light windows. The neutral colours work perfectly against wooden flooring given the natural light and further spots above.

### **Kitchen**

7' 4" max x 8' 5" max ( 2.24m max x 2.57m max )  
Well proportioned kitchen with wall and base units and window to the front aspect. Includes a gas hob, integrated oven and space for an undercounter washing machine. Finished with tiled flooring and

ceiling spot lights.

### **Stairs Leading Upwards**

Finished with carpet, wooden hand rails and higher level ceiling pendant.

### **Landing**

6' 6" max x 2' 9" max ( 1.98m max x 0.84m max )  
Continuation of carpet. Leads to all other areas.

### **Bedroom 1**

12' max x 10' 9" max ( 3.66m max x 3.28m max )  
Well proportioned, stylish and comfortable. The bedroom looks out over the front aspect and includes carpet and pendant light. The room further benefits from significant storage which also contains the boiler.

### **Bedroom 2**

9' 4" max x 7' 3" max ( 2.84m max x 2.21m max )  
The second bedroom is also well proportioned with views out over the garden. Plenty of space for a bed, desk and additional furniture.

### **Bathroom**

6' 1" max x 6' 2" max ( 1.85m max x 1.88m max )  
The stylish three piece bathroom includes a shower over bath, The space includes over-sized wall tiles, mosaic style flooring, glass spray screen, basin over vanity and window to the garden aspect.

### **Exterior Garage**

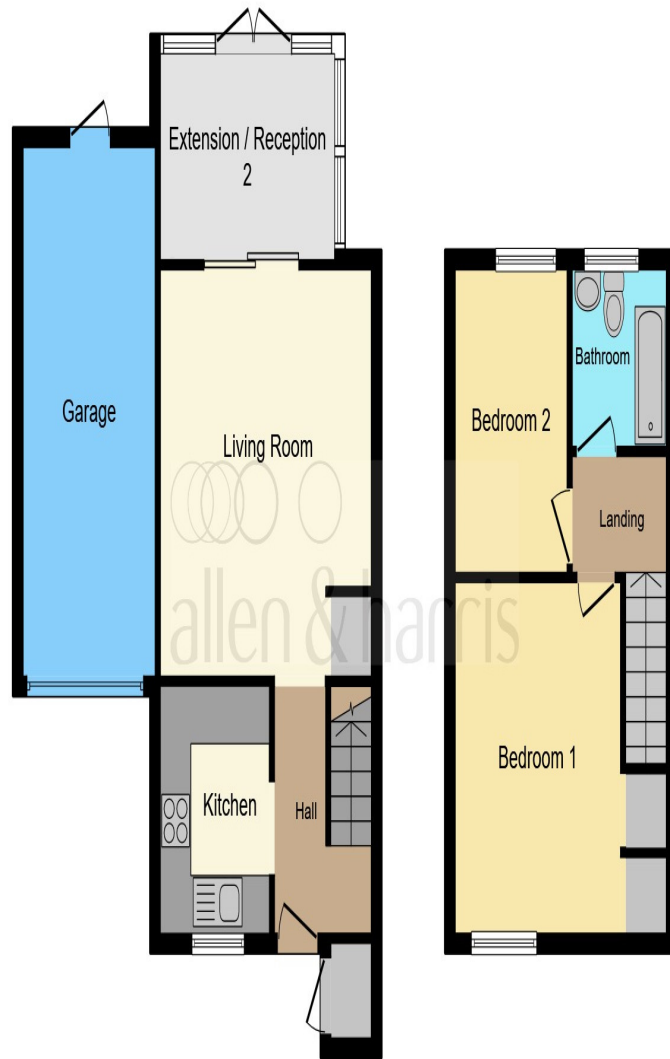
18' 1" max x 8' 6" max ( 5.51m max x 2.59m max )  
Very well proportioned garage with pedestrian access to the garden plus up and over doors leading from the driveway. Complete with light and power. This space offer incredible flexibility and could be re-purposed subject to planning and regulations.

### **Garden**

24' 2" max x 19' 3" max ( 7.37m max x 5.87m max )  
Well maintained enclosed garden with lawn and herbaceous borders.

### **Driveway**

Leading to the garage with space for vehicles.



**Ground Floor**

**First Floor**

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**Lancaster Close,**  
**Stoke Gifford Bristol**

- RARE OPPORTUNITY - Two Bedroom Detached (Linked by Garage)
- Drive and Garage to Side Aspect
- Well Presented Rear Garden
- Full Rear Extension - Second Living Space - Fully Integrated (Reception 2)
- Well Proportioned Home

Tenure: Freehold EPC Rating: C

**£300,000**



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**0117 979 8082**



[StokeGifford@allenandharris.co.uk](mailto:StokeGifford@allenandharris.co.uk)



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



[allenandharris.co.uk](http://allenandharris.co.uk)