



Thomas Way, Stapleton Bristol BS16 1WT

welcome to

Thomas Way, Stapleton Bristol

Situated within a superb position in Stoke Park, this spacious four bedroom Georgian styled townhouse is perfect for a range of discerning buyers. Offering double garage and off street parking, spacious rooms throughout, fitted kitchen, and a main bedroom with dressing room and en-suite facilities.

Thomas Way

Agents Further Comments: This delightful home manages to offer the best of all worlds. It exudes classic charm whilst benefiting from modern construction and all the creature comforts one would expect. Not only that....the property is sizable, convenient and immaculately presented. The current owners have used their talents to create something very special indeed. Small decorative features considerably add to the charm and alterations like the addition of a full modernised utility make a world of difference.

Location wise you couldn't ask for better. The elevated position within this site adjacent to the historic green is the most sought after. There is little traffic as a non thoroughfare and the old mansion house is just adjacent. Again, the location allows easy access into the countryside further afield AND right on your doorstep whilst still offering simple access into the city and beyond.

Entrance Hall

Door to front, stairs leading to first floor, stairs leading to lower ground floor, radiator, leads to kitchen and living room, wood styled flooring.

Cloakroom

Low level WC, hand wash basin with tiled splashbacks.

Kitchen/Diner

9' 6" max x 12' 7" max (2.90m max x 3.84m max)
A range of wall and base units with work surfaces over, inset 1 1/2 stainless steel sink drainer with mixer tap over, integrated fridge/freezer, integrated dishwasher, integrated oven and gas hob, with extractor fan over, radiator, double glazed sash window to front, laminate flooring.

Living Room

14' 6" max x 16' 8" max (4.42m max x 5.08m max)
Double glazed sash window to rear, double glazed french doors to rear with Juliet balcony, wood styled flooring, radiator, TV point.

Landing First Floor

Bedroom 2

9' 7" max x 11' 2" max (2.92m max x 3.40m max)

Bedroom 3

8' 7" max x 9' 9" max (2.62m max x 2.97m max)
Double glazed sash window to front, carpeted flooring, radiator.

Bedroom 4

6' 8" max x 11' 2" max (2.03m max x 3.40m max)
Double glazed sash window to rear, radiator, carpeted flooring.

Bathroom

Paneled bath with shower over, hand wash basin, low level WC, chrome heated towel rail, tiled walls, extractor fan.

Second Floor

Bedroom 1

Two double glazed sash windows, radiator, carpeted flooring.

Dressing Room / Nursery

7' 4" max x 9' 3" max (2.24m max x 2.82m max)

Ensuite

Double glazed obscured sash window to front, vanity unit with inset hand wash basin, low level WC, chrome heated towel rail, shower cubicle with tiled walls and extractor fan over.

Lower Ground Floor

Utility Room

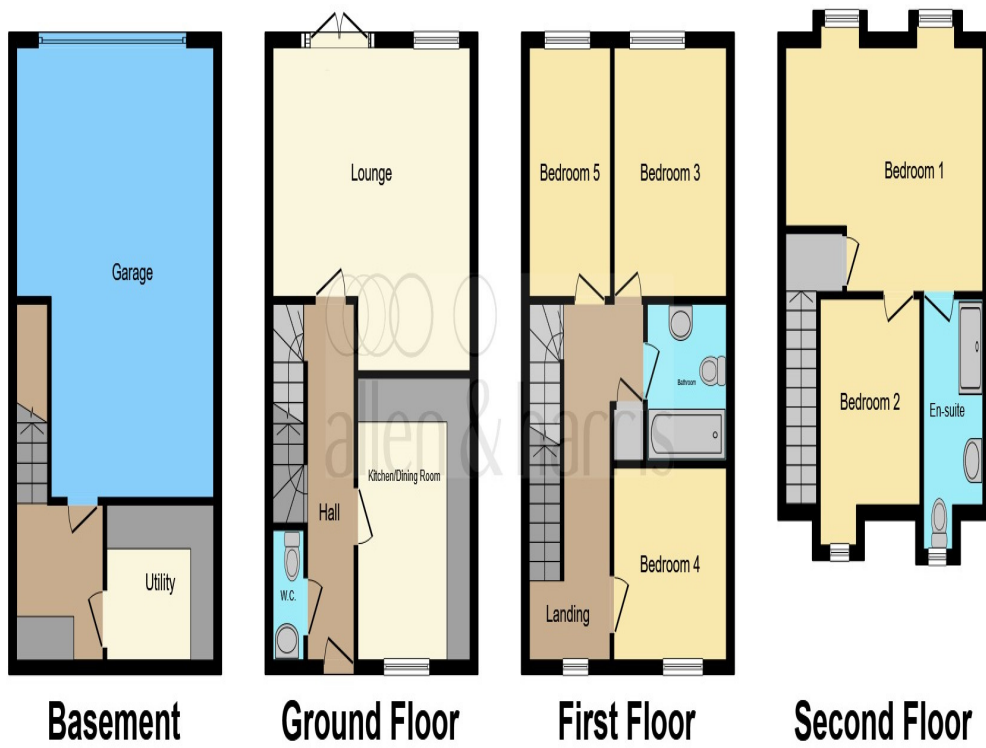
Fitted wall and base units, plumbing for washing machine.

Double Garage

Double garage with electric roller doors to rear, power sockets and light inside.

Front Garden

Enclosed by boundary fence, patio area and path leading to the property's front door.



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



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Thomas Way,
Stapleton Bristol

- Georgian Style Modern Townhouse - Premium Location
- Four Spacious Bedrooms / Two Bathroom inc Ensuite
- Set in the Backdrop of Park Estate / Living Room with Juliet Balcony
- HD Video Tour in Listing - Please See Details (More Photos and Viewings by Request)
- Double Garage and Off Street Parking / Nursery (Dressing Rm/Bed 5)

Tenure: Freehold EPC Rating: C

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Property Ref:
STG109403 - 0004

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