



Ellan Hay Road,Bradley Stoke Bristol BS32 0HF

welcome to

Ellan Hay Road, Bradley Stoke Bristol

This very well presented detached home offers style in abundance alongside a very desirable location given the proximity to local amenities. The house further benefits from an attractive low maintenance garden, driveway, separate utility & downstairs cloakroom WC. Please contact us for information.

Ellan Hay Road Entrance

This very attractive property is granted entry over the well presented drive with decorative gravel adjacent. Gate posts and wide gauge fencing to the left hand boundary complete the desirable aesthetic. A glazed UPVC in anthracite grey leads inwards.

Hallway

The well proportioned hallway leading to all areas instantly accentuates the feeling of size and space as found throughout. Finished to a high standard with herringbone style flooring and pendant light. The utility is conveniently placed just inside on the right.

Living Room

18' 5" max x 18' 3" max (5.61m max x 5.56m max)
A modern glazed wooden door leads into the main living space adding to the natural light. The living room is again very well presented and looks out over the garden offering direct access via sliding door with further windows adjacent. The stylish and spacious room includes ceiling coving, continuation of flooring design and features fireplace with mantle and surround.

Kitchen

17' 1" max x 7' 7" max (5.21m max x 2.31m max)
Again the the flooring continues into here for stylish consistency. The space is light and bright given the windows and bonus glazed side entry door. The kitchen is complete with electric hob and double oven, stainless steel extractor, undercounter dishwasher, and space for a fridge and freezer. The extensive quartz effect worktops finish the stylish look perfectly.

Utility Room

5' 9" max x 5' 8" max (1.75m max x 1.73m max)

Highly useful space to the front aspect. Currently used as a full utility room. Also complete with worktops and storage.

Cloakroom W.C.

Spacious and again very well presented. Includes understairs storage, WC, basin over cabinet plus extractor.

Stairs Leading Upwards

Stylish and finished in neutral colours. Complete with luxury carpet and wooden wall mounted handrail.

Landing

Well presented space leading to all rooms. Continuation of carpet, pendant light and loft access via hatch.

Bedroom One

17' 6" max x 9' 1" max (5.33m max x 2.77m max)
Very well presented double bedroom with dual aspect credentials. The double windows create a lovely light and bright space to enjoy. Finished with carpet, pendant light and feature wall paper.

Bedroom Two

14' 4" max x 9' 1" max (4.37m max x 2.77m max)
Again, very well presented a full of natural light. Plenty of space for additional furniture.

Bedroom Three

The third, again well proportioned bedroom, is currently used as a spacious home office. This space offers flexible use and would just as well be a nursery or spare room.

Bathroom

The super stylish bathroom is finished to a high

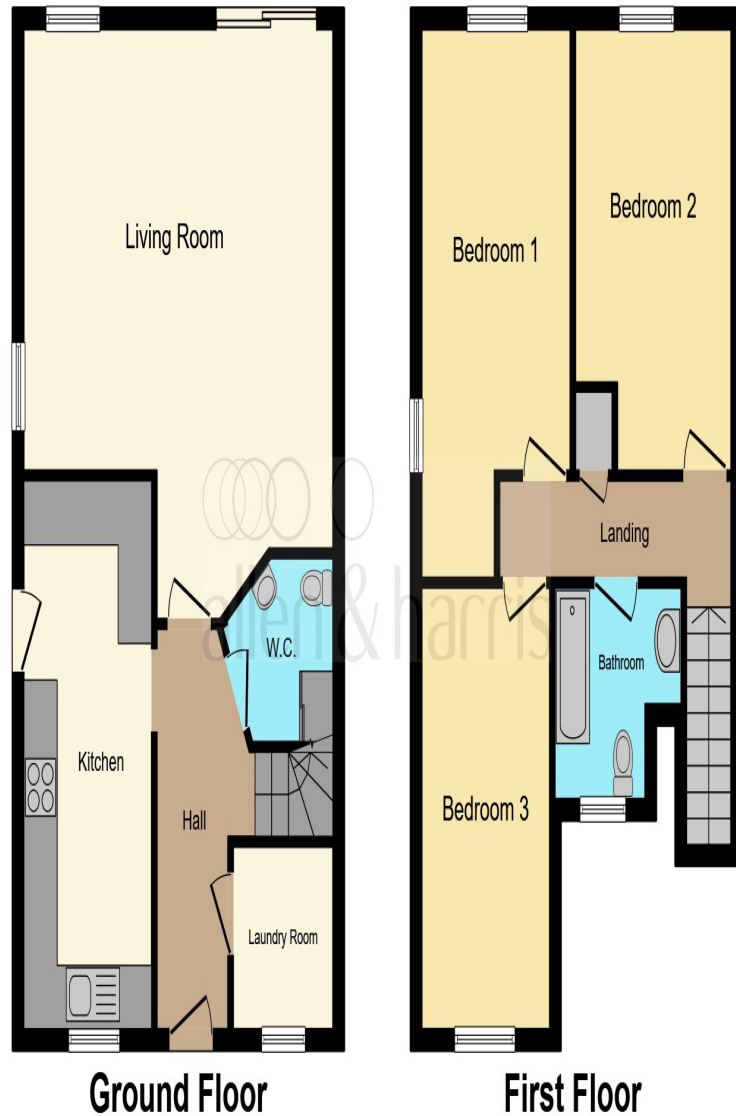
standard. Complete with oversized wall and floor tiles, bath with shower over, WC, basin, chrome towel rail and spotlights.

Exterior Rear Garden

Very well presented garden with direct access from the property AND side access. The low maintenance space includes artificial grass and stepped sections with engineered sleepers. The result is various areas which included a patio, dining and lawned space. The boundaries are completed with attractive wooden fencing.

Driveway Parking

Convenient parking to the front aspect.



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welcome to
Ellan Hay Road,
Bradley Stoke Bristol

- Superb Three Bed Detached House
- Attractive Frontage with Driveway Parking
- Low Maintenance Garden with Direct Living Room Access
- Additional Utility with Worktops and Storage
- Downstairs Cloakroom WC

Tenure: Freehold EPC Rating: Awaited

offers over
£425,000



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Property Ref:
STG109612 - 0002

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