



Beaufort Crescent, Stoke Gifford Bristol BS34 8QX

welcome to

Beaufort Crescent, Stoke Gifford Bristol

This attractive home occupies a desirable position within this sought after cul-de-sac. The location grants privacy alongside an unobscured outlook to the side and rear beyond the oversized garden. The home has also been significantly extended to incorporate a utility and further reception.

Beaufort Crescent Entrance

Entrance is granted over the attractive block paved private driveway. A traditional door leads into the sizeable hallway. Understairs storage here.

Hallway

17' 9" max x 6' 5" max (5.41m max x 1.96m max)
The smart hallway with laminate flooring instantly accentuates the feeling of size and space as found throughout. Leading from here are all further areas, the open staircase and conveniently placed cloakroom WC. The space includes pre-fitted radiator covers and ceiling spot lights.

Living Room

16' 4" max x 11' 4" max (4.98m max x 3.45m max)
The well presented living room is connected to the dining room adjacent via concertina doors. The space offers direct access into garden via double glazed sliding doors creating a lovely connection to the outside world. Finished with carpet plus fireplace with mantle and surround.

Dining Room

11' 10" max x 11' 2" max (3.61m max x 3.40m max)
This equally well proportioned room benefits from windows to the garden aspect. Again, finished with wooden laminate flooring creating unity between areas. (Currently being used as a bedroom).

Kitchen

13' 2" max x 9' 1" max (4.01m max x 2.77m max)
Light and bright room with windows to the front aspect and finished with stylish oversized tiles to floor. Complete with wall and base units, integrated oven, gas hob, dishwasher and space for an American style fridge and freezer.

Utility Room

8' max x 5' 11" max (2.44m max x 1.80m max)
This highly functional space is finished to the same high standard with window to the front aspect. Space for multiple white goods and also includes work tops plus wall and base units.

W.C

5' 11" max x 3' 4" max (1.80m max x 1.02m max)
Cloakroom WC to the front aspect and leading from the hallway. Complete with WC and basin.

Extension / Reception 2

11' 9" max x 8' 1" max (3.58m max x 2.46m max)
The rear corner extension is currently being used as a gym. The space with windows and a glazed door to the garden is perfect as a home office / further reception / bedroom etc.

Stairs Leading Upwards

Well presented with carpet, banister and lighting above.

Landing

8' 6" max x 4' 3" max (2.59m max x 1.30m max)
Landing with carpet leads to all areas. Loft access above.

Bedroom One

14' 2" max x 10' 10" max (4.32m max x 3.30m max)
Well proportioned bedroom with windows facing the garden. The space is light and bright with space for plenty of additional furniture.

Bedroom Two

12' 8" max x 8' 3" max (3.86m max x 2.51m max)
Another well proportioned double bedroom that includes built-in storage. The window to the front aspect also offers a lovely outlook.

Bathroom Three

12' 2" max x 9' 10" max (3.71m max x 3.00m max)
Further double bedroom to the front aspect. Again, finished to a good standard with carpet plus built-in storage.

Bedroom Four

10' 10" max x 9' 3" max (3.30m max x 2.82m max)
The fourth bedroom again offers good space. With window to the garden aspect, this room is currently used as an office / hobbies room.

Bathroom

7' 1" max x 6' 6" max (2.16m max x 1.98m max)
The three-piece bathroom is light and bright with a window to the side aspect. Complete with shower over bath, spotlights, tiling, heated chrome towel rail and modern flooring.

Exterior Garden

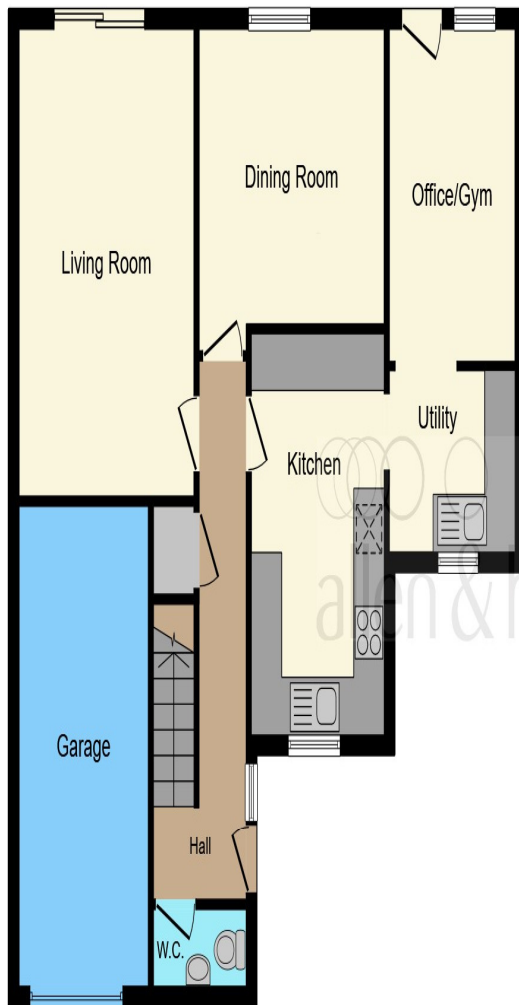
19' max x 38' max (5.79m max x 11.58m max)
Exceptionally well proportioned garden with herbaceous borders, lawn and paved/patio sections. The space offers incredibly privacy given the playing fields to the rear and clear space to the side.

Garage

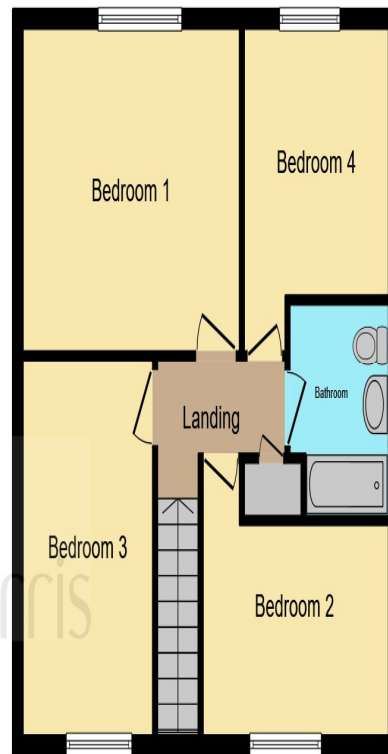
8' 8" max x 16' 4" max (2.64m max x 4.98m max)
Well proportioned garage leading away from the driveway. Complete with up-an-over doors. **The combination boiler is located here.

Agents Notes

The property is currently tenanted. However, it is being offered as vacant possession.



Ground Floor



First Floor

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
Beaufort Crescent,
Stoke Gifford Bristol

- Superb Four Bedroom Detached House with Garage
- Desirable Stoke Gifford Cul-De-Sac Location
- Premium Corner Plot with Elevated Privacy and Oversized Garden
- Rear Extension / Additional Reception
- Kitchen PLUS Separate Utility Room

Tenure: Freehold EPC Rating: C

£475,000



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Property Ref:
STG109618 - 0003

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