



**Grange Close, Bradley Stoke BRISTOL BS32 0AH**



*welcome to*

## **Grange Close, Bradley Stoke BRISTOL**

This phenomenal home has been extended to create a magnificent kitchen diner spanning over 35ft and an exceptional master suite with walk-in dressing room. The this five bedroom home with additional ground floor office and cloakroom further boasts a landscaped garden and sizable driveway.

### **Grange Close Entrance Hall**

16' 3" max x 6' max ( 4.95m max x 1.83m max )  
Entrance is granted over the stunning blocked paved driveway with herbaceous borders adjacent. A modern and stylish door leads inwards. The expansive entrance hall instantly accentuates the feeling of size and space throughout. Finished with hardwood flooring which extends into the living room and office.

### **Study**

10' 9" max x 9' 3" max ( 3.28m max x 2.82m max )  
The study/office with window to front aspect is light and bright and finished to a very high standard. The space offers flexible usage and could double as a further bedroom, snug or similar should that be required.

### **Living Room**

The living room offers dual aspect credentials with windows to the front and double doors leading into the garden. A firebreast with mantle and surround creates a focal point helping creates a comfortable and stylish space.

### **Kitchen**

35' 1" max x 17' 9" max ( 10.69m max x 5.41m max )  
Simply Stunning! The combined kitchen-diner offers two distinct areas whilst retaining the sociable and functional open-plan benefits. Windows and glazed doors ensure tremendous light and a pretty outlook and the mid level countertop window really add an element of style. The kitchen with enormous central island is complete with very high spec integrated appliances throughout as you would expect. Here leads into the utility and garage storage.

### **Utility**

8' 6" max x 6' 8" max ( 2.59m max x 2.03m max )  
The Utility with further glazed door to the garden includes countertop and space for multiple white good appliances. The combination boiler is located here.

### **Cloakroom W.C**

5' 4" max x 2' 8" max ( 1.63m max x 0.81m max )  
Beautifully presented with a window to the side aspect. Complete with WC and 'floating' basin.

### **Stairs Leading Upwards**

Finished with luxury carpet, wooden banister and chrome accompanying furniture

### **Landing**

13' 10" max x 5' 10" max ( 4.22m max x 1.78m max )  
Well proportioned and finished to the same high standard. Generous cupboard storage located here.

### **Master Suite Bedroom**

21' 7" max x 14' 3" max ( 6.58m max x 4.34m max )  
The master suite with twin windows to front aspect and feature wall is superb. The space is finished with hardwood flooring and leads into a private bathroom and full dressing room.

### **Ensuite**

7' 8" max x 8' 9" max ( 2.34m max x 2.67m max )  
Again, immaculately presented. The ensuite with windows to the rear aspect includes a corner shower cubicle, WC, and integral basin/cabinets. The floor and wall tiles in polished granite effect alongside spot lights complete the look.

### **Dressing Room**

The full sized walk-in dressing room with window to the rear aspect includes cabinets and space for seating.

### **Bedroom Two**

15' 5" max x 10' 6" max ( 4.70m max x 3.20m max )  
Bedroom 2 is equally well appointed and also benefits from an ensuite. The space with window to the front aspect includes modern grey wood effect flooring and built-in wardrobes.

### **Ensuite**

9' 1" max x 5' 8" max ( 2.77m max x 1.73m max )  
Again, ultra stylish. The ensuite includes a walk-in shower, WC and basin. Finished to the highest standard and complete with floor and wall tiles plus spot lights.

### **Bedroom Three**

11' 8" max x 9' 6" max ( 3.56m max x 2.90m max )  
Well proportioned double bedroom with windows to the front aspect. Plenty of space for additional furniture and includes a built-in wardrobe.

### **Bedroom Four**

11' 5" max x 9' 5" max ( 3.48m max x 2.87m max )  
Bedroom four is again finished to a high standard with pretty views out over the garden.

### **Bedroom Five**

10' max x 8' 8" max ( 3.05m max x 2.64m max )  
Again well proportioned...certainly for a fifth bedroom. Space for a double bed and additional furniture. Also offering pretty garden views.

### **Bathroom**

7' 10" max x 5' 6" max ( 2.39m max x 1.68m max )  
The family bathroom is again stylish and very well appointed. To include an oversized bath with shower over, WC and basin over vanity. Finished with spotlights and tiling to floor and walls.



Ground Floor



First Floor



**Outbuilding**

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**welcome to**  
**Grange Close,**  
**Bradley Stoke BRISTOL**

- Exceptionally Well Presented Prestige Home - Substantially Extended - No Chain
- Five Bedrooms / Two Ensuite / Family Bathroom / Additional Cloakroom ' Ground Floor Office / Solar Panels with Battery Storage
- Extended to Create a 35ft Kitchen / Diner
- Master Suite Bedroom with Dressing Room
- Separate Utility AND Garage Storage / Driveway for Multiple Vehicles / EV Charge Point

Tenure: Freehold EPC Rating: A



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