



Bakers Ground, Stoke Gifford Bristol BS34 8GD

welcome to

Bakers Ground, Stoke Gifford Bristol

This desirable home occupies a glorious corner plot within a very popular part of Baker's Ground. The property is presented to an immaculate standard to include beautiful gardens front and rear. The extension to the rearside allows for a substantial and luxurious kitchen-diner with lounging space.

Bakers Ground Entrance

Entrance is granted over the well presented drive to the front aspect. The driveway is flanked by an attractive lawn, herbaceous borders and decorative tree. A lot of effort has gone into the aesthetics here to great success.

Hallway

17' 11" max x 5' 10" max (5.46m max x 1.78m max)
The modern glazed door leads into a spacious and wall presented hallway with engineered wooden flooring. All spaces lead away from here including the utility and cloakroom. The hallway instantly accentuates the feeling of space as found throughout and 'sets the scene' perfectly.

Living Room

16' 11" max x 10' 6" max (5.16m max x 3.20m max)
The stylish and comfortable space with engineered wood flooring is again finished to the highest standard. The square bay window to the front offers light and a super outlook; and the retro fitted wood burning and multi-fuel stove, breast and fire surround complete the look perfectly.

Kitchen-Diner / Reception

25' 4" max x 12' 7" max (7.72m max x 3.84m max)
The kitchen-diner measure over 25ft and easily accommodates the stylish fitted kitchen, dining space and further lounging area with direct garden access. The entire space combines modernity, style and functionality perfectly. The fully fitted kitchen with convenient instant boiling water tap plus integrated appliances benefits from garden facing windows alongside a full glazed door adjacent. Similarly, the lounging areas here has further glazed bifold doors leading outwards. The whole space accentuates a feeling of inside-outside living at it's

best with stylish nods including anthracite column radiator and low hanging feature lights.

Cloakroom W.C

5' 3" max x 2' 6" max (1.60m max x 0.76m max)
Stylish cloakroom with WC, basin over vanity, tiled floor and walls plus chrome heated towel rails and ceiling mounted extractor.

Utility Space (former Garage)

12' 5" max x 7' 11" max (3.78m max x 2.41m max)
Spacious and highly functionality utility space and tremendous storage. The room offers the opportunity to re-purpose and has also been converted in such a way as to make re-instating back to a garage as simple as possible.

Stairs Leading Upwards

Well presented with pinstripe carpet, wooden banister and ironwork balustrades.

Landing

10' 2" max x 4' 8" max (3.10m max x 1.42m max)
Well presented and spacious landing with a continuation of the pinstripe carpet. Loft access granted here and further storage options.

Bedroom 1

12' 9" max x 10' 10" max (3.89m max x 3.30m max)
The primary bedroom to the front aspect features a square bay window, light and views. The space with modern flooring and extensive fitted wardrobes leads away to the well proportioned ensuite,

Ensuite

Luxurious ensuite of good proportions with window to the front aspect. The space includes a built-in shower cubicle, WC, basin, heated chrome towel rail and wall mounted storage.

Bedroom 2

10' 7" max x 8' 2" max (3.23m max x 2.49m max)
Again...Light bright and well proportioned with built-in storage. This room to the front aspect offers a pleasant outlook and is also finished to a high standard.

Bedroom 3

11' 11" max x 9' 7" max (3.63m max x 2.92m max)
Bedroom 2 also offers great proportions and also has the benefit if built-in storage. The room further enjoys views out over the garden and lovely light.

Bedroom 4

9' max x 8' 2" max (2.74m max x 2.49m max)
The fourth and final bedroom is currently used as a carft room and whilst a little smaller...is still perfect as a spare/bedroom 4, nursery or home office for example. Rear facing and looking out over the garden.

External Gardens

Stunning raised lawn with herbaceous borders and good quality boundary fencing. Perfect for socialising and alfresco ding. Paved space adjacent to the house with direct access from the kitchen-reception via glazed door and further double doors.

**The house further benefits from side access with notably large space to one side give the oversized corner plot.

Driveway

Well presented driveway for multiple vehicles.



Ground Floor

First Floor

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- Desirable Four Bedroom Detached Home
- Popular Baker's Ground Location - Desirable Site Position
- Oversized Corner Plot with Front and Rear Gardens / Side Access with Notable Space to the Outside Outer Boundary
- 25ft Open-Plan Kitchen-Diner with Additional Lounging Space
- Converted Garage to Create a Utility and Storage Space

Tenure: Freehold EPC Rating: Awaited



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Property Ref:
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