



**Highfields Close, Stoke Gifford BRISTOL BS34 8YB**

**welcome to**

## **Highfields Close, Stoke Gifford BRISTOL**

This stunning property benefits from a highly desirable position leading away from Hambrook Lane, oversized plot and beautiful condition throughout. The home has three bedrooms, additional utility and cloakroom WC plus linked/open living space and dining with direct access into the stunning garden.

### **Highfields Close Entrance**

The house boasts elevated curb appeal especially given the plot which notably extends to the front aspect. The point of entrance over the driveway is flanked by a well maintained lawn with decorative herbaceous borders.

### **Hallway**

11' 10" max x 6' max ( 3.61m max x 1.83m max )  
The stylish and modern glazed door leads into a very well presented hallway which instantly accentuates the feeling of space as found throughout. The hallway with plush carpet and neutral colours leads to all area. The current owners have also had the side and corner extended to provide a convenient and very useful additional hallway section and further rear door to the garden.

### **Living Room**

16' 4" max x 12' max ( 4.98m max x 3.66m max )  
The living room is light and airy and again finished to a very high standard. The space is particularly pleasant given the adjacent and open dining space with French doors which leads off to the side. The combined rooms benefit from direct garden access and a further window grants a splendid outlook.

### **Dining Room**

9' max x 8' 5" max ( 2.74m max x 2.57m max )  
As previously mentioned, the well proportioned dining room leads away from the main living space for ultimate convenience. The pleasant and sizable space leads out into the garden via French doors.

### **Kitchen**

10' 1" max x 8' 2" max ( 3.07m max x 2.49m max )  
The well proportioned kitchen is complete with wall and base units plus fitted items. Here we find an

integrated double oven, dishwasher and fridge freezer. The space is ultimately stylish and finished with spot lights, wooden laminate flooring plus window to the front.

### **Utility Room**

9' 4" max x 7' 7" max ( 2.84m max x 2.31m max )  
The utility room has been created to add to the user-friendly nature of the home. The space includes wall and base units plus countertops with space for a washing machine. There is also a cloakroom with WC and basin incorporated here plus a door leading into the garage/storage.

### **Back Hall**

4' 7" max x 2' 7" max ( 1.40m max x 0.79m max )  
The 'back hall' has been added recently offering a further access into the garden for convenience. The is in addition to the double doors from the dining room.

### **Stairs Leading Upwards**

Presented to a great standard as we have come to expect! Complete with carpet, neutral decor and wooden handrail/banisters.

### **Landing**

Spacious and finished to the same high standard. Leading to all areas including the loft access hatch.

### **Bedroom One**

12' 5" max x 9' 9" max ( 3.78m max x 2.97m max )  
Attractive double bedroom with views out over the garden. Complete with extensive fitted storage, carpet and pendant light.

### **Bedroom Two**

12' 9" max x 8' 7" max ( 3.89m max x 2.62m max )  
Again presented to a high standard. The bedroom

capitalises on the long views to the front and the associated light. The space includes a built-in cupboard.

### **Bedroom Three**

9' 7" max x 6' 6" max ( 2.92m max x 1.98m max )  
The third and final bedroom offer flexible options. Potentially a spare room, children's bedroom or home office)....Either way, a good size for a third bedroom.

### **Bathroom**

5' 7" max x 7' max ( 1.70m max x 2.13m max )  
The modern three piece bathroom with shower-over-bath includes a basin/vanity, WC and chrome heated towel rail. The space is complete with stylish wall and floor tiles plus spot lights.

### **Exterior Rear Garden**

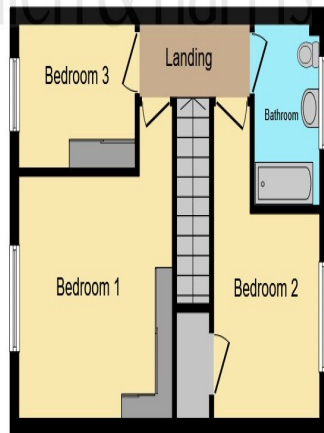
42' 5" max x 25' 5" max ( 12.93m max x 7.75m max )  
The manicured garden features a beautiful lawn, herbaceous borders, raised beds, paved sections including walkway and attractive boundary fencing. The perfect place to relax and enjoy alfresco dining.

### **Garage**

7' 9" max x 6' 7" max ( 2.36m max x 2.01m max )  
Incredibly useful storage space. Up and over doors leading to the driveway and an internal door back into the utility.



**Ground Floor**



**First Floor**

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**welcome to**  
**Highfields Close,**  
**Stoke Gifford BRISTOL**

- Superb Three Bedroom Detached House
- Desirable Highfields Location Off Hambrook Lane
- Cloakroom WC on Ground Floor Plus Garage Storage Space
- Open-Plan Living to Dining - Direct Garden Access
- Driveway and Stunning/Very Well Maintained Rear Garden

Tenure: Freehold EPC Rating: C

**£415,000**



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