



Bakers Ground, Stoke Gifford Bristol BS34 8GE

welcome to

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This superb four bedroom detached house holds a prominent and elevated position within a desirable part of Bakers Ground. The property benefits from a converted garage adding additional flexible space to the already well proportioned home. There is a sizable garden to the rear and driveway parking.

Bakers Ground Entrance

Entrance is granted over the well presented driveway for two cars. Border paving either side, lawn adjacent and herbaceous borders complete the look perfectly. A traditional centrally placed front door with covered porch leads into the well proportioned hallway.

Hallway

15' 8" max x 6' 3" max (4.78m max x 1.91m max)
The well proportioned hallway is spacious and instantly accentuates the feeling of size as found throughout. The hall is complete with stylish wooden laminate flooring, dado rails and open staircase with wooden balustrades and banisters. All rooms lead away from here including the downstairs cloakroom WC.

Cloakroom W.C

5' 6" max x 2' 6" max (1.68m max x 0.76m max)
This convenient space includes a WC, basin, extractor and radiator. Finished to an attractive standard.

Kitchen - Diner

12' 4" max x 18' 9" max (3.76m max x 5.71m max)
The spacious kitchen benefits from lovely views out over the garden and a further glazed back door. The space with wall and base units includes fitted and integrated appliances alongside a stylish checkered floor which perfectly compliments the cabinetry. It must be noted that there is ample space for a diner table and associated furniture.

Living Room

18' 7" max x 11' 3" max (5.66m max x 3.43m max)
The living room with garden facing bay window and French doors really promotes the sense of 'inside-

outside' living. The light and bright space offers a heightened serene sense of calm and tremendous garden outlook.

Dining Room

12' 4" max x 8' 8" max (3.76m max x 2.64m max)
The dining room to the front aspect again benefits from square bay window with an outlook toward the pretty front lawn. The space offers flexibility of use and could double as a further reception, bedroom or office for example.

Reception 3 (Former Garage)

15' 6" max x 7' 9" MAX (4.72m max x 2.36m MAX)
The third reception space again offers tremendous flexibility and similarly offers multiple uses options dependant on the new owners requirements. This conversion takes the place of the former garage. There are well proportioned windows to the front aspect and fitted cabinets.

Stairs Leading Upwards

Presented well with carpet plus wooden banisters and spindles.

Landing

9' 1" max x 5' 2" max (2.77m max x 1.57m max)
Well proportioned auditorium style landing with a continuation of carpet for unity. Loft access available here via hatch.

Bedroom One

15' 1" max x 10' 3" max (4.60m max x 3.12m max)
The main bedroom to the front aspect is light, bright and spacious and includes extensive mirror front built-in storage plus ensuite. Complete with carpet, twin windows and pendant light.

Ensuite

8' 9" max x 4' 9" max (2.67m max x 1.45m max)
Again...well proportioned! The ensuite includes an oversized curved shower cubicle, WC and basin with window to the front aspect.

Bedroom Two

13' 4" max x 8' 8" max (4.06m max x 2.64m max)
The second bedroom offers great garden views and beyond. The elevated position allows a line of site down through the site and lots of natural light, Again includes built-in storage and all finished to a high standard.

Bedroom Three

10' max x 8' 9" max (3.05m max x 2.67m max)
Bedroom three to the rear aspect also shares similar rear views out over the garden, Presented well with built-in storage included.

Bedroom Four

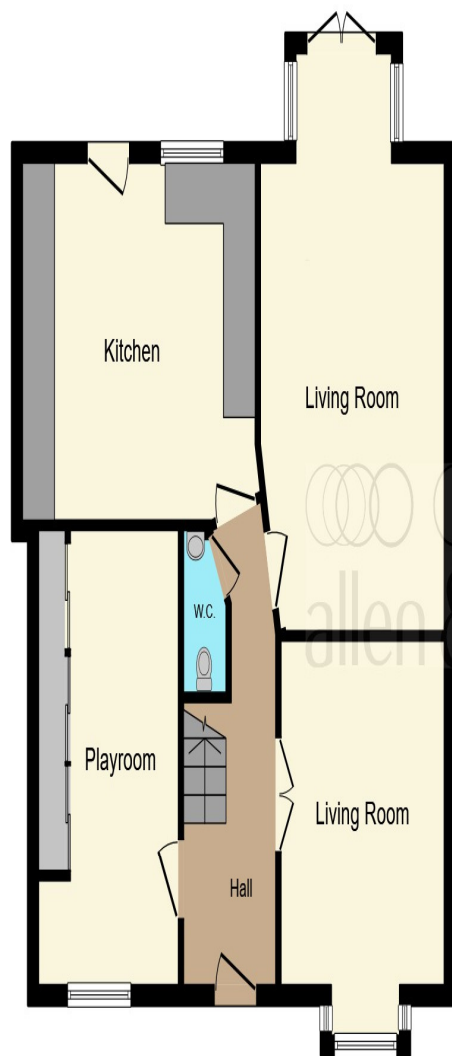
10' max x 6' 2" max (3.05m max x 1.88m max)
Bedroom four, currently used as an office, grants tremendous flexibility of use. Garden facing with the corresponding benefits.

Bathroom

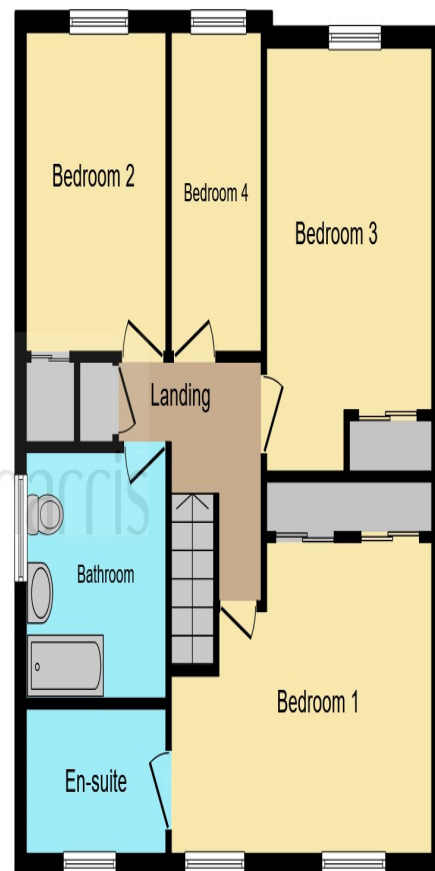
8' 9" max x 8' 1" max (2.67m max x 2.46m max)
Spacious bathroom with window to the side aspect. Included here is a three piece suit to include a radiator, fitted/integrated cabinets and extractor fan.

External Garden

29' 7" max appx x 24' 9" max appx (9.02m max appx x 7.54m max appx)
Well presented lawn with and considerable space makes for the perfect environment to enjoy being outside and alfresco dining. The garden space has an elevated sense of privacy give the home's



Ground Floor



First Floor

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welcome to
Bakers Ground,
Stoke Gifford Bristol

- Attractive 4/5 Bedroom Home - Desirable Bakers Ground Location
- Elevated Position with Light and Open Outlook
- Converted Garage Offering Flexible Use Internally
- Spacious Kitchen-Diner / Living Room with Direct Garden Access
- Master Bedroom with Ensuite

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£535,000



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Property Ref:
STG109697 - 0003

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