



**Skidders Croft, Patchway Bristol BS34 5AX**

**welcome to**

## **Skidders Croft, Patchway Bristol**

This superb semi-detached home offers style, functionality and homeliness in equal measure. There is a sizable low maintenance garden complete with gates and vehicle access, separate garage and solar panels. Internally are impeccable presented rooms to include the kitchen-diner and ensuite.

### **Skidders Croft**

#### **Entrance Hallway**

6' 7" max x 6' 1" max ( 2.01m max x 1.85m max )

This hallway is a pleasant space that leads you into the WC, Kitchen/diner, living room and the stairs. It is complete with modern laminate flooring which continues throughout the ground floor of the property.

#### **Living Room**

16' 1" max x 10' 3" max ( 4.90m max x 3.12m max )

The modern living room benefits from two large windows which create a pleasant, bright feel within the room which continues throughout the entire property.

#### **Kitchen/Diner**

16' 2" max x 12' 9" max ( 4.93m max x 3.89m max )

The spacious kitchen/diner offers a pleasant atmosphere to the property. The modern laminate flooring continues throughout and the kitchen is fitted with integrated appliances. The double patio doors to the rear of the property offer extra light, as well as convenient access to the garden.

#### **Larder**

9' max x 3' 7" max ( 2.74m max x 1.09m max )

#### **Wc**

5' max x 3' 2" max ( 1.52m max x 0.97m max )

Stylish downstairs cloakroom fitted with WC and basin. Finished to a very high standard in feature blue with convenient shelf space.

#### **Stairs Leading Upwards**

Complete with modern carpet and a hand rail.

#### **Landing**

12' 7" max x 8' 11" max ( 3.84m max x 2.72m max )

The same carpet from the stairs continues across the landing and throughout the majority of the upper floor. Loft access can be found above.

#### **Bedroom One**

12' 9" max x 11' 1" max ( 3.89m max x 3.38m max )

This well proportioned bedroom includes two windows to continue the pleasant, light feel that can be found throughout the property. There is also sliding mirror doors that lead to a very convenient wardrobe space.

#### **Ensuite**

4' 9" max x 7' 2" max ( 1.45m max x 2.18m max )

The ensuite is complete with with a shower, WC and basin. As well as some shelving for extra storage. Finished to a high standard, this is not only a convenient space, but a modern one as well.

#### **Bedroom Two**

10' 3" max x 10' 4" max ( 3.12m max x 3.15m max )

Again benefiting from some sliding mirror doors that lead to a wardrobe/storage space behind. This space is currently being used as a study, however could comfortably be transformed into a comfortable double bedroom. With two windows, this room again has a very pleasant light feel to it.

#### **Bedroom Three**

6' 9" max x 7' 2" max ( 2.06m max x 2.18m max )

Currently being used as an office, this room offers a lovely space that could be used for a multitude of reasons. Again, the modern carpet continues into this room and the room is finished to a very high standard, similar to the rest of the property.

#### **Bathroom**

5' max x 3' 2" max ( 1.52m max x 0.97m max )

#### **Exterior**

#### **Garage**

17' 10" max x 9' 9" max ( 5.44m max x 2.97m max )

Highly convenient garage adjacent complete with up and over doors. This is in addition to the parking via double gates onto the plot.

#### **Garden**

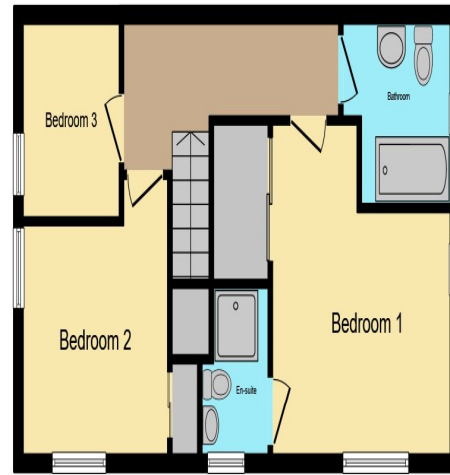
40' max x 20' max ( 12.19m max x 6.10m max )

The low maintenance garden is presented to a high standard with brick and wooden fence boundary, paving and planting bed. Double gates are located to the far end allowing vehicular access. Access directly from the house via the kitchen-diner.





Ground Floor



First Floor

allen & harris



Garage

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](http://www.focalagent.com)



**welcome to**  
**Skidders Croft,**  
**Patchway Bristol**

- Superb Three Bedroom Semi-Detached House
- Desirable Charlton Hayes Location
- Ensuite to Master / Kitchen-Diner / Additional Cloakroom WC
- Paved and Spacious Low Maintenance Garden with Gates and Further Vehicle Access
- Well Presented Throughout and Attractive Curbside Appeal

Tenure: Freehold EPC Rating: B

**£375,000**



**check out more properties at [allenandharris.co.uk](http://allenandharris.co.uk)**



Property Ref:  
STG109743 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**0117 979 8082**



[StokeGifford@allenandharris.co.uk](mailto:StokeGifford@allenandharris.co.uk)



41 North Road, Stoke Gifford, BRISTOL, BS34  
8PB



[allenandharris.co.uk](http://allenandharris.co.uk)