



**Rock Lane, Stoke Gifford Bristol BS34 8PG**



**welcome to**

## **Rock Lane, Stoke Gifford Bristol**

This superb house occupies a highly desirable position on Rock Lane within Stoke Gifford. The peaceful side street offers non thoroughfare status whilst granting access to a wealth of local amenities. Having two reception rooms adds something special as does the pretty garden and views to the rear.

### **Rock Lane Entrance**

The attractive entrance offers lovely curb appeal. The front door is accessed over the well presented driveway with private lawn adjacent. A solid modern glazed door with transom windows adjacent leads into the hallway.

### **Hallway**

5' 8" max x 4' 4" max ( 1.73m max x 1.32m max )  
The light and bright hallway leads to all areas including the open staircase. Finished to a high standard and neutral decor, the space includes door fronted understairs storage and a decorative radiator shroud to complete the aesthetic.

### **Understairs Storage**

7' 4" max x 2' 9" max ( 2.24m max x 0.84m max )  
Highly useful storage space.

### **Living Room**

15' 1" max x 10' 11" max ( 4.60m max x 3.33m max )  
The main living space benefits from tremendous light and the lovely garden outlook. The stylish space in brilliant white includes a recessed space, carpet, shelving, gas fireplace and oversized sliding doors.

### **Dining Room / Reception 2**

11' max x 8' 10" max ( 3.35m max x 2.69m max )  
The second reception room offers a very flexible space. This could be a second living room in purest form, dining space or potential a formal room plus home office. It also serves as a very impressive point of entry beyond the main hallway. Here includes a window to the front aspect, wooden laminate flooring and access into the garage 'pre-hall'.

### **Kitchen**

10' 1" max x 7' 7" max ( 3.07m max x 2.31m max )  
The well proportioned and modern horseshoe kitchen includes wall and base units and capability for all required and expected white goods. The space includes an electric hob and oven, undercounter washing machine and space for the fridge freezer. The window here offers a very pleasant outlook over the garden. Glazed internal door back into Reception 2.

### **Stairs Leading Upwards**

Well proportioned split level staircase finished with carpet. Open balustrades to main riser with auditorium style section to the top landing.

### **Landing**

10' 3" max x 8' 10" max ( 3.12m max x 2.69m max )  
Well proportioned landing leading to all areas. The landing certainly accentuates the feeling of space here adding to the overall feeling of size.

### **Bedroom One**

15' max x 10' 5" max ( 4.57m max x 3.17m max )  
The primary bedroom to the rear aspect capitalises on the long views out over the garden. The good sized double bedroom has neutral decor, built-in storage and fitted carpet.

### **Bedroom Two**

12' 8" max x 8' 5" max ( 3.86m max x 2.57m max )  
The second bedroom leading away from the half landing also offers great proportions and finished to the same high standard. Pretty views here to the front aspect.

### **Bedroom Three**

10' 5" max x 7' 8" max ( 3.17m max x 2.34m max )  
The third bedroom will accommodate a double bed and again finished to the same high standard. Views

here as per Bedroom 1.

### **Bathroom**

7' 2" max x 5' 7" max ( 2.18m max x 1.70m max )  
The sleek and stylish three piece bathroom features an oversized bath with shower over, integrated basin and storage cabinets, heated chrome towel rail, oversized wall and floor tiles and window to the front aspect.

### **W.C**

6' max x 2' 11" max ( 1.83m max x 0.89m max )  
Well presented as per the bathroom with window to the side aspect.

### **Airing Cupboard**

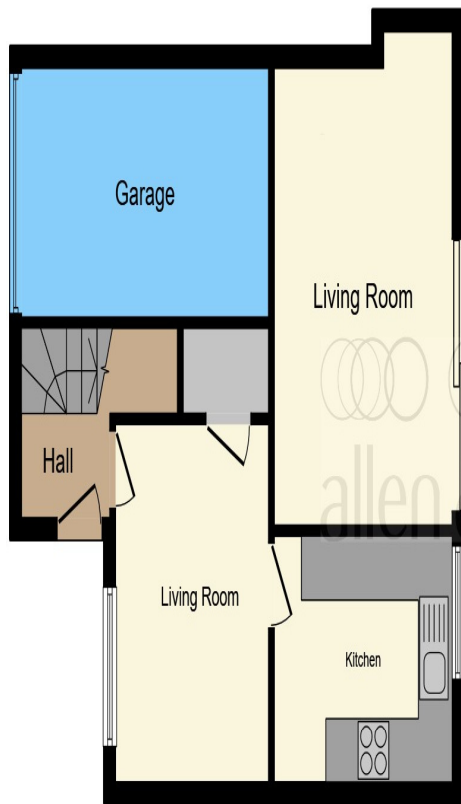
3' 9" max x 2' 11" max ( 1.14m max x 0.89m max )  
Airing cupboard, storage and boiler.

### **Exterior Rear Garden**

16' max x 15' 10" max ( 4.88m max x 4.83m max )  
Spacious garden with paving adjacent to the house, lawn and herbaceous borders. The space is delightful and ready for some minor attention in order to maximise the space. It must be noted that it feels particularly private and will be a huge asset to the home.

### **Garage**

15' 7" max x 8' 6" max ( 4.75m max x 2.59m max )  
Integrated garage with power and lighting. Up and over doors leading away from the driveway and internal access back into the house. The garage potentially offer an opportunity to re-purpose not forgetting any relevant planning and regulatory requirements.



**Ground Floor**



**First Floor**

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**welcome to**  
**Rock Lane,**  
**Stoke Gifford Bristol**

- Superb Three bedrooms and Two Reception Home
- Desirable 'Stoke Gifford Village' Location
- Integrated Garage With Internal Access and Delightful Rear Garden
- Long Views To the Rear Aspect / Driveway Parking to Front Aspect
- Well Presented Throughout plus Opportunity to Potentially Alter Layout

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

**£385,000**



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