



Sorrel Place, Stoke Gifford Bristol BS34 8AR

welcome to

Sorrel Place, Stoke Gifford Bristol

This superb house in the desirable Brooklands development (Stoke Gifford) manages to combine style, functionality and homeliness perfectly. The property benefits from a wonderful location, allocated parking, very well presented garden, light and bright spaces alongside a wealth of local amenities.

Sorrel Place Entrance

Entrance is granted over an attractive decorative block paved pathway with parking and herbaceous borders adjacent. The equally attractive modern glazed door with covered porch leads directly into the spacious hallway.

Hallway

14' 5" max x 7' 2" max (4.39m max x 2.18m max)
The hallway with open staircase is noticeably wide and spacious and leads to all areas. Presented in subtle and stylish neutral colours whilst also offers a direct line of sight into the garden. The space offers further storage understairs.

Living Room

15' 6" max x 11' 10" max (4.72m max x 3.61m max)
The spacious main living room is finished to the same high standard. The space easily accommodates plenty of lounging and supplementary furniture which is complimented by the windows and glazed doors offer a peaceful garden aspect and associated light.

Kitchen

7' 11" max x 9' 9" max (2.41m max x 2.97m max)
Stylish, modern and well presented. The kitchen includes fitted wall and base units with a range of integrated appliances as expected in a premium property. The space includes a brushed steel splash-back and gas hob, contrasting worktops and undercounter lights. Again is light and the outlook reaches out over the front aspect. There is plumbing provided for a washing machine and slimline dishwasher plus built in electric kick heater at floor level.

W.C / Store

7' 1" max x 4' 10" max (2.16m max x 1.47m max)
The highly useful cloakroom offers facilities in the form of WC and basin whilst also offering tremendous additional storage. There is also the opportunity to potentially re-purpose in the future dependant on requirements.

Stairs Leading Upwards

Attractive open staircase with painted spindles, banister and fitted carpet. As per the hallway, the staircase is noticeably wide leading to the again spacious landing.

Landing

9' 10" max x 7' 2" max (3.00m max x 2.18m max)
Auditorium style landing leading to all areas and presented to a high standard. Loft access granted here via hatch.

Bedroom One

15' 5" max x 9' 10" max (4.70m max x 3.00m max)
The primary bedroom to the front aspect benefits from double windows to the front aspect with associated light. The space with carpet and pendant has a serene feel with plenty of room for additional furniture. Finished with neutral carpet and pendant light. Further incorporated here is a large linen cupboard providing excellent wardrobe and storage facilities.

Bedroom Two

9' max x 7' max (2.74m max x 2.13m max)
Here we find a well proportioned bedroom with garden views currently used as spare double bedroom and dressing room. The space is stylish and well presented as we have come to expect with neutral colours and carpet.

Bedroom Three

9' max x 7' 2" max (2.74m max x 2.18m max)
Bedroom three again looks out over the garden and benefits from the associated light. Currently a home office but offers flexibility.

Exterior Rear Garden

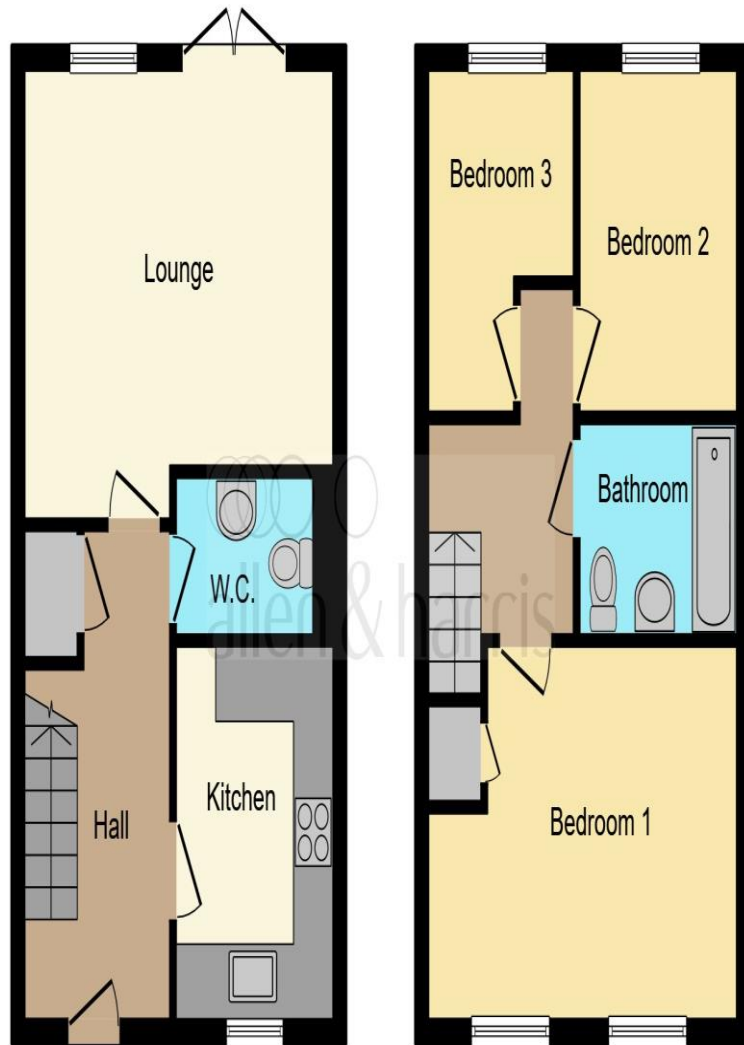
51' 5" max x 17' 5" max (15.67m max x 5.31m max)
The rear garden not only offers all important space but also a pleasant outlook from the house. The space includes paving, well maintained lawn, decorative gravel edging and herbaceous borders. Similarly, the boundary fences are in great condition also offering rear access. The paving/patio area is conveniently placed directly out from the living room French doors.

Parking

Allocated parking to the front aspect.

Agents Notes

The property is being offered with vacant possession.



Ground Floor

First Floor

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welcome to
Sorrel Place,
Stoke Gifford Bristol

- Superb Three Bedroom Home
- Desirable Brooklands/Crest Nicholson Development (Stoke Gifford)
- Very Well Presented and Spacious Rear Garden
- Light, Bright and Stylish Throughout
- Allocated Driveway Parking

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

£335,000



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