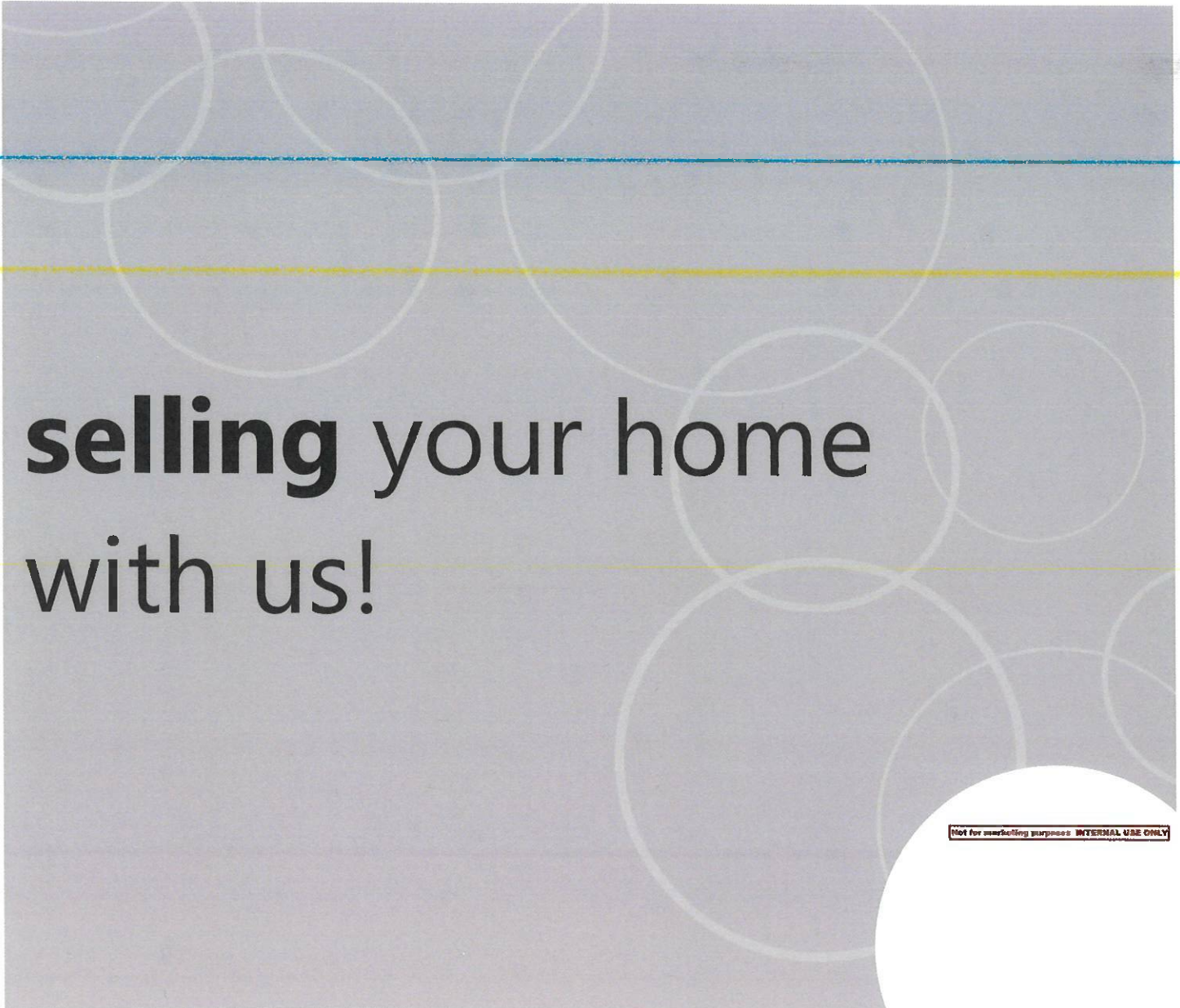


property details **approval form**

9 Holyrood Close, Stoke Gifford, Bristol, BS34 8TD

Date: 07 May 2025

Property Ref and Version: STG109718 - 0004



selling your home with us!

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>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

offers in excess of £385,000

Tenure: Freehold

>> key features

- > Superb Three Bedroom Link Detached Home
- > Desirable 'Royals' Stoke Gifford Location
- > Cul-De-Sac Position / Non Thoroughfare
- > Well Presented Conservatory and Splendid Garden
- > Converted Garage Space: Home Office with Separate Access
- > Well Presented Throughout - Stylish and Homely
- > Driveway Parking and Further Garage Storage Space
- > Access to Local Amenities / Great Transport Links / Proximity to Major Employers / Very Convenient for Bristol Parkway Station
- > EPC Rating: C

>> short description

This superb linked detached home is set within the hugely popular 'Royals' area of Stoke Gifford. The well presented property with converted garage, conservatory and private garden further capitalises on the cul-de-sac position with clear aspect the front. Please contact us for more info

>> long description

The property briefly comprises three bedrooms, family bathroom, well proportioned kitchen-diner, main living room with direct conservatory access, home office and well presented linking spaces. Externally is driveway parking, 'half garage' storage and rear garden.

The property is instantly attractive and offers a sense of serenity within the cul-de-sac. The property overall offers elevated privacy given the density of build and non-thoroughfare status of the address. The approach offers splendid 'curb appeal' and access is granted over the private driveway.

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Internally, all space are well presented and the main living area is light and bright with glazed doors leading onward into the sizable conservatory, The kitchen is similarly well appointed and offers space for a dining table.

The top floor offers three bedrooms including two good sized doubles. The third bedroom offers flexibility and currently contains multiple storage items. The currently owner has created a fully fledged office/spare room by utilising approximately half the garage. This currently allows for a fully private working space with window to garden and internal access into the garage storage.

Last but not least.....the garden offers real privacy and given the conservatory and office it further offers a sense of real 'inside-outside' living.

Please do not hesitate to contact us for more information and/or to book a personal viewing.

>> **directions**

>> **Agent Note**

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>> room description

Holyrood Close

Entrance

Attractive entrance over the driveway. Pleasant surroundings including herbaceous borders and trees beyond. The front door leads into the entrance hallway.

Hallway

12' 11" max x 5' 10" max (3.94m max x 1.78m max)

A four panel glazed door leads into the well proportioned space. Finished with stylish mosaic tiling, the hallway instantly accentuates the feeling of space as found throughout. Leading to all areas including the open staircase leading upwards.

Living Room

15' 1" max x 11' 7" max (4.60m max x 3.53m max)

The exceptional main living room is light and bright boasting full height glazed doors leading onto the comfortable conservatory. The space in brilliant white manages to be both stylish and homely which is the perfect combination. Finished in brilliant white with a high gloss modern floor and tall column radiator.

Kitchen

12' 4" max x 8' 9" max (3.76m max x 2.67m max)

The kitchen to the front aspect offers a light and a pleasant outlook. The well presented space easily accommodates a dining table making for a very flexible and convenient space. Complete with integrated appliances and space for such including a fitted gas hob.

Conservatory

10' 4" max x 8' 10" max (3.15m max x 2.69m max)

Leading away from the living room via fully glazed full height doors. The full conservatory offers a wonderfully serene place to relax and is afforded a pleasant outlook over the garden.

Stairs Leading Upwards

Finished with carpet and pinned spindles and banister. The top landing offers a window to the side aspect granting light here and above.

Landing

Spacious and finished to the same standard leading to all areas. Loft access via hatch from here.

Bedroom One

12' 5" max x 8' 8" max (3.78m max x 2.64m max)

The attractive master bedroom offers stylish conditions and plenty of intelligent storage. The space benefits from pleasant light and corresponding outlook to the front aspect.

Bedroom Two

11' 2" max x 8' 4" max (3.40m max x 2.54m max)

The second bedroom continues the theme. The well proportioned double bedroom is finished to a high standard with

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>> room description

views out over the garden.

Bathroom Three

7' 1" max x 6' 5" max (2.16m max x 1.96m max)

The third and final bedroom offers great flexibility. Potential a spare room, further office or nursery. Currently contains free standing storage items.

Bathroom

8' 3" max x 6' max (2.51m max x 1.83m max)

Three piece bathroom with oversized bath, glass screen. spot lights, integrated WC and vanity with basin plus heated towel rail. There is further 'overstairs' storage and window to the front aspect.

Exterior

Office

8' 7" max x 7' 8" max (2.62m max x 2.34m max)

The office occupies approximately half the converted garage. The comfortable and comparatively spacious room offers a private door from the garden and secondary door leading into the garage storage. Views here extend into the garden and over the side courtyard area.

Garden

44' 11" max x 24' 6" max (13.69m max x 7.47m max)

Presented to a high standard with lawn and well presented boundary fencing. Paved space adjacent to the conservatory and leading to the office.

Garage

7' 10" max x 9' 1" max (2.39m max x 2.77m max)

Currently provides further storage. Up-an-over doors lead inwards. Further internal access from the office.

Diveway

Diveway parking to the front aspect.

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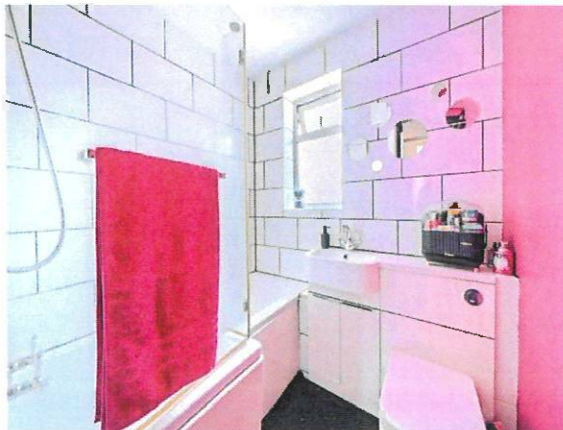
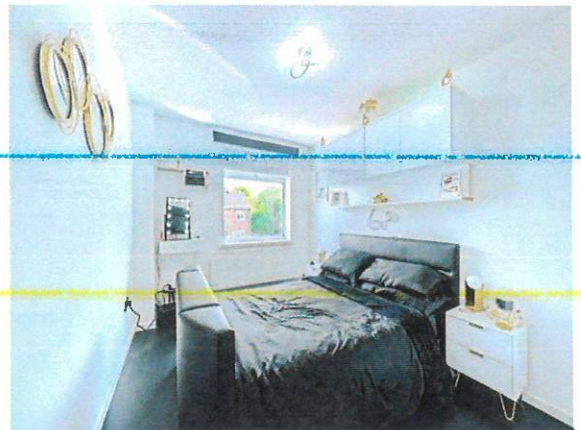
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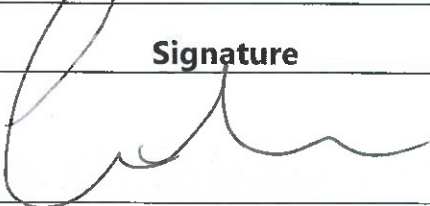
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>> floor plan



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

>> approval

	Signature	Date
James Bailey		7/5/2025
Mr J.N. Edwards		

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