



**Juniper Way,Bradley Stoke Bristol BS32 0BR**



*welcome to*

## **Juniper Way, Bradley Stoke Bristol**

This exceptional home manages to combine style and homeliness perfectly. The property with additional utility, integrated garage and linked reception rooms also boasts a wonderfully designed garden including home office and spacious driveway to the front.

### **Juniper Way Entrance**

The attractive entrance is accessed over the well presented driveway including curved box hedge border and lawn adjacent. Here the corner plot really adds to the desirability.

### **Hallway**

20' 4" max x 5' 7" max ( 6.20m max x 1.70m max )  
Instantly grants a spacious feel with helping accentuate the dimension as found throughout. Finished in very stylish neutral colours with bespoke design choices such as the brilliant white wall paneling which follows the staircase upwards. Access here to understairs storage.

### **W.C**

5' 3" max x 4' 6" max ( 1.60m max x 1.37m max )  
Very well presented and well proportioned cloakroom with basin over vanity and WC.

### **Living Room**

18' 1" max x 11' max ( 5.51m max x 3.35m max )  
The fabulous living space is light and bright offering wonderful living conditions. The space is 'part-open' to the dining area with simple glazed concertina door diving the space. The effect is of total unity and a combined length of circa 29 feet boasting dual aspect credentials. Here we find a lateral column radiator, spot lights and oodles of style.

### **Dining Room**

16' 11" max x 9' 9" max ( 5.16m max x 2.97m max )  
Linked to the main living room with doors leading directly into the garden. Again, the space is light and bright leading conveniently in to the kitchen.

### **Kitchen**

14' 7" max x 8' 2" max ( 4.45m max x 2.49m max )

Again...extremely well presented and with window looking into the garden. The kitchen also links directly into the utility room and onward into the garden via the side door. The space is complete with all expected integrated appliances, spotlights and tiled floor.

### **Utility Room**

6' 7" max x 5' 2" max ( 2.01m max x 1.57m max )  
Well proportioned with further wall and base units plus counter top. Space for white goods and door leading to the garden.

### **Stairs Leading Upwards**

Finished and complete with centre tread carpet, below dado panels and painted banister and spindles.

### **Landing**

12' 11" max x 3' max ( 3.94m max x 0.91m max )  
The attractive carpet continues here and the landing leads onward to all areas. Loft access granted via drop down ladder.

### **Bedroom One**

15' 10" max x 11' 8" max ( 4.83m max x 3.56m max )  
Spacious and well presented with a pleasant outlook to the front aspect. Complete with carpet, spotlights, extensive storage and feature wall. The ensuite leads away from here.

### **Ensuite**

8' 6" max x 6' max ( 2.59m max x 1.83m max )  
Well proportioned ensuite with window to the front aspect. Including built-in shower with glazed block wall, WC and basin.

### **Bedroom Two**

12' 8" max x 8' 8" max ( 3.86m max x 2.64m max )

Another good sized double bedroom also with ensuite. The room capitalises on the front aspect view and is complete with wooden laminate flooring and built-in storage.

### **Ensuite**

5' 7" max x 5' 5" max ( 1.70m max x 1.65m max )  
Well presented ensuite with cubicle shower, WC and basin. Window to the side aspect.

### **Bedroom Three**

11' 11" max x 8' 8" max ( 3.63m max x 2.64m max )  
Another double bedroom with window to the lovely garden aspect. Complete with laminate flooring and fitted storage.

### **Bedroom Four**

12' max x 7' 1" max ( 3.66m max x 2.16m max )  
The fourth and final bedroom offers tremendous flexibility and currently used as a home office. Ideal also as a nursery, spare or similar.

### **Bathroom**

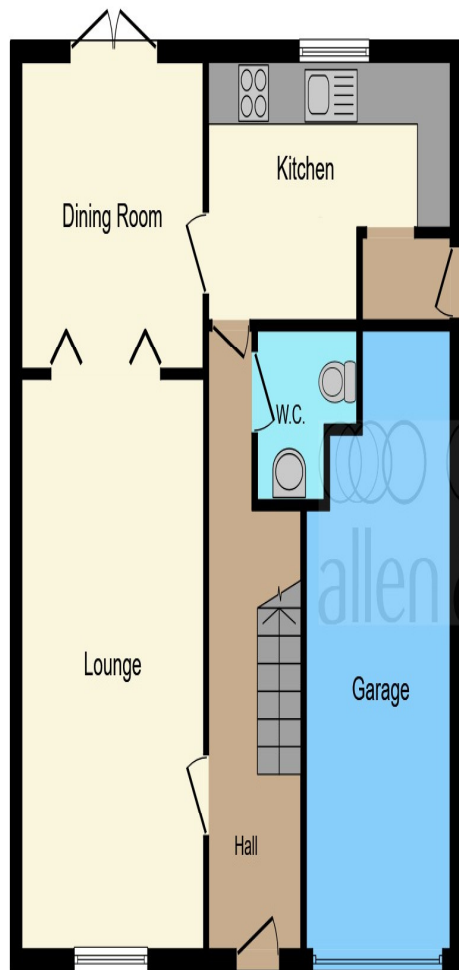
8' 8" max x 6' 4" max ( 2.64m max x 1.93m max )  
Stylish bathroom to include an oversized bath with shower over and glass screen, integrated vanity with basin plus WC and heated chrome towel rail. The obscured glass window looks out over the garden.

### **Exterior Garden**

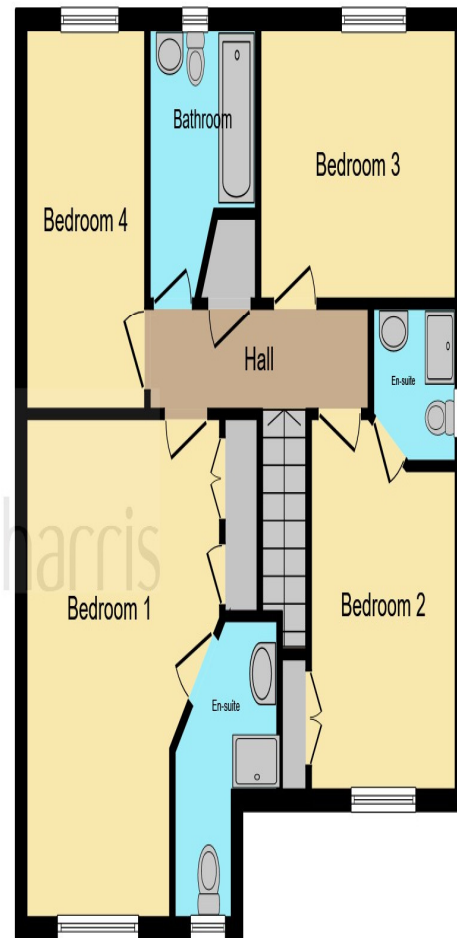
The very well proportioned garden includes low maintenance artificial grass, sunken seating area and well presented boundary fencing. The space given the corner plot offers tremendous privacy and a wonderful place for alfresco dining and socialising. Here we find exterior water and power connections.

### **Home Office**

14' 10" max x 8' 2" max ( 4.57m max x 2.49m max )



**Ground Floor**



**First Floor**

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**  
**Juniper Way,**  
**Bradley Stoke Bristol**

- Stylish and Modern Four Bedroom Detached Home - Desirable Corner Plot
- Three Bathroom (Two Ensuite) PLUS Family Bathroom
- Spacious Full Utility from Kitchen
- Landscaped Garden with Sunken Seating Area
- Professional Installed Spacious External Home Office with Guarantee in Place

Tenure: Freehold EPC Rating: A  
Council Tax Band: E

**£550,000**



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



Property Ref:  
STG109658 - 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)