



Marlowe. Hambrook Lane, Stoke Gifford Bristol BS34 8QB

welcome to

Marlowe. Hambrook Lane, Stoke Gifford Bristol

'Marlowe' occupies a substantial plot within this desirable street. The home with impressive gardens also benefits from a sizable driveway and attached garage to the side. There are further outbuildings and the position offers exceptional views given the elevated position.

Hambrook Lane

Location

The desirable position feels semi-rural whilst still offering access to a vast range of amenities. This part of Stoke Gifford also offers incredible transport link including Bristol Parkway Station and is in close proximity to Major Employers such as Rolls-Royce, Boeing, Airbus, AXA and The MoD.

Entrance

Entrance is granted over the sweeping driveway with decorative lawn and herbaceous borders to front and side. The driveway leads to a tradition glazed front door with additional vertical transom windows.

Front Door Into Pre-Hall

6' 11" max x 2' max (2.11m max x 0.61m max)

Useful space prior to formal entry and perfect for shoes and outerware. Finished with a tiled floor with entrance into the main hallway via wooden frame 'deco-style' glazed door.

Main Hallway

8' 4" max x 6' 3" max (2.54m max x 1.91m max)

This spacious area really accentuates the feeling of size as found throughout. Leading to all areas and finished with wall lights, coving, carpet and radiator.

Living Room

15' 11" max x 12' 6" max (4.85m max x 3.81m max)

The living room with firebreast and double recess is well proportioned and presented to a high standard. The space benefits from sumptuous light and great views over the garden given the sliding doors. Finished with carpet, radiator, coving and gas fireplace.

Kitchen - Diner

15' 7" max x 11' max (4.75m max x 3.35m max)

The well proportioned kitchen very comfortably incorporates a dining table with plenty of further space available. The room is again light and bright with views out over the garden. There is a further glazed door and windows to the side aspect leading into the enclosed 'lean-to' adding to the light. The open staircase heads upward to the top floor accommodation adding to the overall aesthetic appeal.

The kitchen is made up of wall and base units with undercounter washing machine space, gas hob plus oven, sink and drainer plus space for a stand-alone fridge and freezer. Six further ceiling spotlights finish the look!

Side Access Lean-To

23' 6" max x 26' max (7.16m max x 7.92m max)

The lean-to flanks the side of the property and enclosed with glass to the top and sides. Provision of additional storage and grants additional access into the garden via wooden door.

Bedroom One

11' 8" max x 12' 5" max (3.56m max x 3.78m max)

Bedroom 1 is on the ground level with pretty views to the front aspect. The spacious room is complete with pendant light, coving and carpet. There is plenty of room for additional furniture. As we have come to expect now.....light and bright!

Bathroom

7' 4" max x 7' 5" max (2.24m max x 2.26m max)

The spacious three price bathroom is conveniently located across the hall from Bedroom 1 on the ground floor. Complete with marble effect vinyl flooring, radiator, pendant light, ceiling extractor and wall mounted heater. Presented to a good standard.

Stairs Leading Upwards

Attractive staircase leading from the kitchen. Leads to the top landing.

Bedroom Two

13' 7" max x 11' 11" max (4.14m max x 3.63m max)

Well proportioned room with dormer window to the front aspect. Exceptional views from here extending unobscured for miles. Finished with carpet, radiator and pendant light. Further exceptional eaves storage to the front and side. (One containing the gas combination boiler). Plenty of space for a double bed and additional furniture.

Bedroom Three

8' 2" max x 10' 4" max (2.49m max x 3.15m max)

The third bedroom is smaller but still offers great space. It also shares the exceptional views given the rear facing dormer window. Ideal as a nursery, spare room, dressing room or office.

Main Eaves / Roof Storage

27' max rh appx x 7' max rh appx (8.23m max rh appx x 2.13m max rh appx)

Exceptionally useful space leading via doorway from the top landing. Lighting installed.

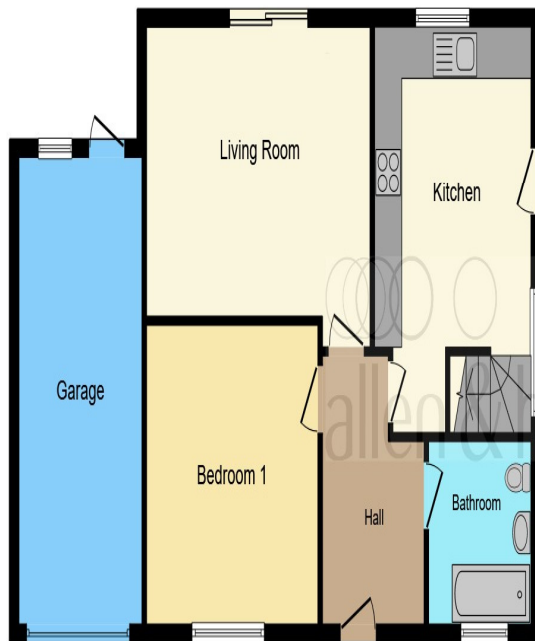
External Garage

17' 11" max x 8' 11" max (5.46m max x 2.72m max)

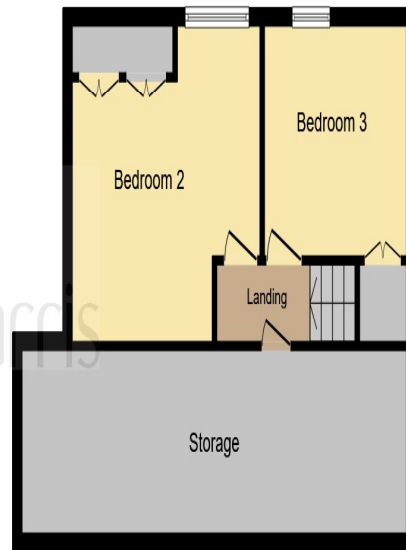
Well proportioned with double side opening doors to the driveway. Complete with windows and door to the garden, pitched and tiled roof, power and lighting. * Further lean-to storage attached adjacent to the plot perimeter.

Paved Terrace

30' 11" max x 19' max (9.42m max x 5.79m 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



welcome to

**Marlowe. Hambrook Lane,
Stoke Gifford Bristol**

- Detached Three Bedroom Home
- Desirable Address within Stoke Gifford
- Exceptional Plot Size with Front and Rear Gardens (85ft Appx)
- Attached Garage and Driveway / Superb Views
- This Home Presents a Substantial Opportunity

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

£435,000



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Property Ref:
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