



**Winsbury Way,Bradley Stoke Bristol BS32 9BE**

**welcome to**

## **Winsbury Way, Bradley Stoke Bristol**

This superb and extended link detached home manages to combine style alongside homeliness and the modern features perfectly. The property is located within a quiet cul-de-sac and set back from the road. Benefits include a spacious and barely overlooked garden, garage and additional cloakroom.

### **Winsbury Way Entrance**

The attractive property is accessed from the walkway and a dwarf wall delimits the property boundary perfectly. The driveway and garage is just adjacent with a modern glazed door leading inwards.

### **Hallway**

11' 8" max x 3' 8" max ( 3.56m max x 1.12m max )  
The hallway instantly accentuates the feeling of size and space as found throughout. Finished in brilliant white with ceiling spots and stylish flooring tiles is a tell-tale sign of the quality as found as you move through the property. Here leads to all other areas and a garden view is instantly available with all the doors open.

### **Living Room**

20' 8" max x 15' 9" max ( 6.30m max x 4.80m max )  
The living room is light and bright with a lovely garden outlook and direct access outwards via the French doors. The space is presented to a high standard and complete with modern wood effect flooring which lifts the aesthetic beautifully. The room configuration is such that there is ample available space for a dining area adding to the convenience. \* Understairs storage located here.

### **Kitchen**

7' 11" max x 17' 3" max ( 2.41m max x 5.26m max )  
Again, spacious and well presented to include a side door. The full kitchen includes wall and base units plus various integrated appliances. Here we also see a continuation of the tiled flooring from the entrance hallway granting a sense of unity. The peninsular island is a perfect and convenient addition ideal for individuals and families alike.

### **Stairs Leading Upwards**

Attractive with additional light given the side aspect window looking across to the landing. Complete with carpet and white painted banisters and spindles.

### **Landing**

8' 6" max x 7' 1" max ( 2.59m max x 2.16m max )  
Well presented auditorium style landing leading to all areas. Here we find a sizable airing cupboard and ceiling loft access via hatch.

### **Bedroom 1**

21' 7" max x 8' 7" max ( 6.58m max x 2.62m max )  
Well proportioned double bedroom with lovely garden views and associated light. The extended nature of the property allows for a dedicated 'lounging/dressing' area to the window side of the room. Finished to a high standard.

### **Bedroom 2**

17' 8" max x 7' max ( 5.38m max x 2.13m max )  
Another spacious room also offering light and views.

### **Bedroom 3**

8' 8" max x 8' 8" max ( 2.64m max x 2.64m max )  
The third and final bedroom located to the front aspect is currently used as a home office whilst could just as easily be a spare room, nursery or just simply an additional bedroom.

### **Bathroom**

7' 6" max x 5' 5" max ( 2.29m max x 1.65m max )  
The modern and sleek three-piece bathroom includes and oversized bath with shower over and glass screen. The space is light and bright, attractive and the decor offers peaceful modern surroundings.

### **External**

### **Garden**

22' 4" max appx x 39' max appx ( 6.81m max appx x 11.89m max appx )  
The wrap around garden is larger than many given the plot position. The space includes boundary fencing, lawn, decking, spacious raised and paved patio to the side AND a covered pergola style dining area. The orientation further grants great sunlight and access to the front AND kitchen is available to the side.

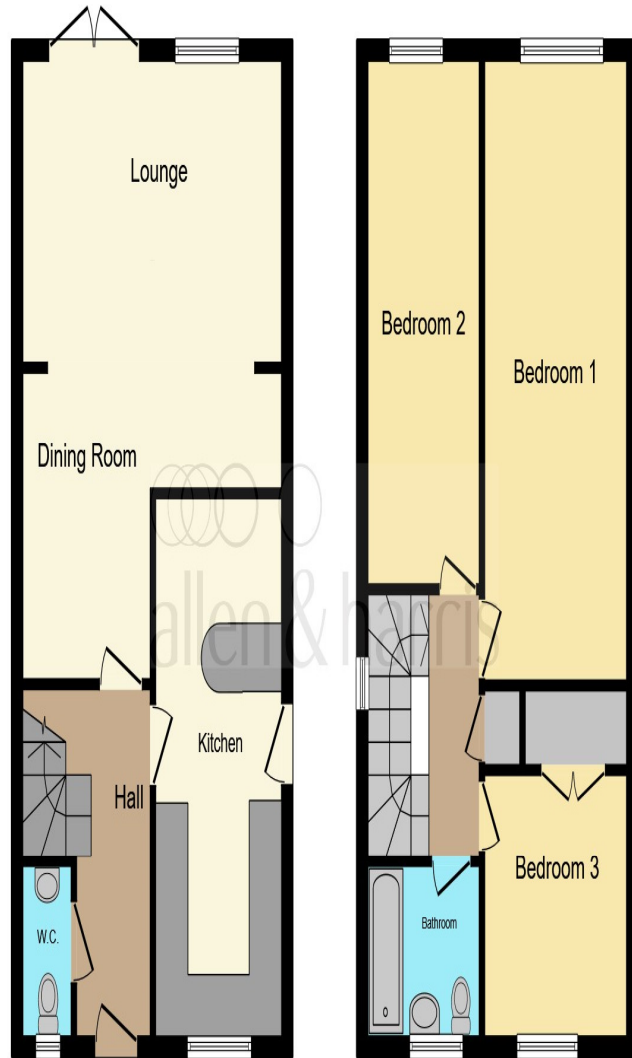
### **Garage**

Garage to the side aspect with pitched and tiled roof plus power and lighting beyond the drive with up-and-over doors. A glazed door leads directly into the garden over decked space. \*\* Potential to re-purpose subject to normal planning and regulations. We suggest that there is an opportunity to link the garage into the living space via new doorway and create additional accommodation and/or office space etc.

### **Driveway**

Offering convenient parking just adjacent.





**Ground Floor**

**First Floor**

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**welcome to**  
**Winsbury Way,**  
**Bradley Stoke Bristol**

- Superb Link Detached Home - Desirable Cul-De-Sac Location
- Three Bedrooms / Family Bathroom / Cloakroom WC
- Spacious Living Space Leading Outwards
- Very Well Proportioned Garden Given to Plot Position / Opportunity to Re-Purpose the Garage
- Oversized Plot and Side Access / Garage and Driveway

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

**£400,000**



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