



**North Road, Stoke Gifford Bristol BS34 8PW**



**welcome to**

## **North Road, Stoke Gifford Bristol**

This stunning 4/5 bed detached home with spacious driveway and beautiful gardens occupies a prime position on one of Stoke Gifford most premium streets. The 1980's property offers glorious space, privacy, free flowing layout and an abundance of charm.

### **North Road**

#### **Location**

The home is located just off North Street and the location is considered one of the very best within Stoke Gifford. The position allows for privacy and a sense of prestige whilst still allowing easy access into the 'village', a wealth of local amenities, community, and great transport links.

#### **Entrance**

The handsome property is attractive from the very outset with parking to the front aspect alongside a low boundary wall and herbaceous borders. The front fascia of the property is inset with Tudor woodwork influence and 'sets the scene' perfectly. A modern glazed door with transom glazed section adjacent leads inwards.

#### **Hallway**

16' 8" max x 6' 8" max ( 5.08m max x 2.03m max )

#### **Living Room**

15' 11" max x 13' 4" max ( 4.85m max x 4.06m max )

The glorious main living room also exhibits dual aspect credentials given the large window to the front aspect and 'through view' back into the rear garden. The space is conveniently linked to the dining room and is finished to a high standard with carpet, fireplace and ceiling cornice.

#### **Dining Room**

11' 7" max x 10' 10" max ( 3.53m max x 3.30m max )

Again, finished to a high standard also benefiting from glorious light and the garden outlook. The highly 'user friendly' placement grants direct (and open) access into the kitchen and conservatory. Ample room for a large dining table alongside decorative furniture.

#### **Conservatory**

11' 10" max x 9' 3" max ( 3.61m max x 2.82m max )

This very well presented conservatory / sunroom feels completely integral to the house and offers a great perspective on the garden. The structure sits on dwarf walls and is complete with lighting and power. Internal doors lead into the dining room and further external doors leads directly into the garden.

#### **Kitchen**

10' max x 17' 5" max ( 3.05m max x 5.31m max )

The very spacious kitchen with breakfast bar also benefits from gorgeous light and garden views. The space complete with wall and base units features various integrated appliances and above average storage space. The room links from the hallway, into the dining room and onward toward the utility and further storage.

#### **Utility**

4' 1" max x 15' 7" max ( 1.24m max x 4.75m max )

Extremely useful space to include impressive internal storage running along the original side wall. Here provides a further point of entry from the front and garden access to the rear.

#### **Cloakroom W.C**

Spacious cloakroom with WC and integrated basin and cabinet.

#### **Reception / Bedroom 5**

15' 9" max x 8' max ( 4.80m max x 2.44m max )

The once garage has now been converted to a high standard adding a real element of flexibility to the property. The space is suited as a further reception/snug, office, playroom or double bedroom for example. A huge asset to the property and further increasing the usable area.

#### **Stairs Leading Upwards**

Complete with carpet and white painted balustrades and banister.

#### **Landing**

6' 5" max x 5' 7" max ( 1.96m max x 1.70m max )

Well proportioned and leading to all areas. The landing benefits from huge natural light especially given the high level forward facing window.

#### **Loft Space**

Exceptionally useful loft space. Accessible via bespoke drop down ladder and hatch from the landing. Boarded space, light and power. Current owners have also installed shelving and storage. Potential hobby space or similar. Potential to convert. Pre installed Velux windows x 3.

#### **Bedroom 1**

16' max x 13' 6" max ( 4.88m max x 4.11m max )

The large and rather grand master bedroom includes impressive built-in storage plus light and views given the forward facing window. The ensuite leads away from here.

#### **Ensuite**

10' 2" max x 9' 5" max ( 3.10m max x 2.87m max )

Again, spacious and impressive. The palatial ensuite includes a 'Jacuzzi' style corner bath, separate shower cubicle. WC plus bidet with windows to the garden aspect.

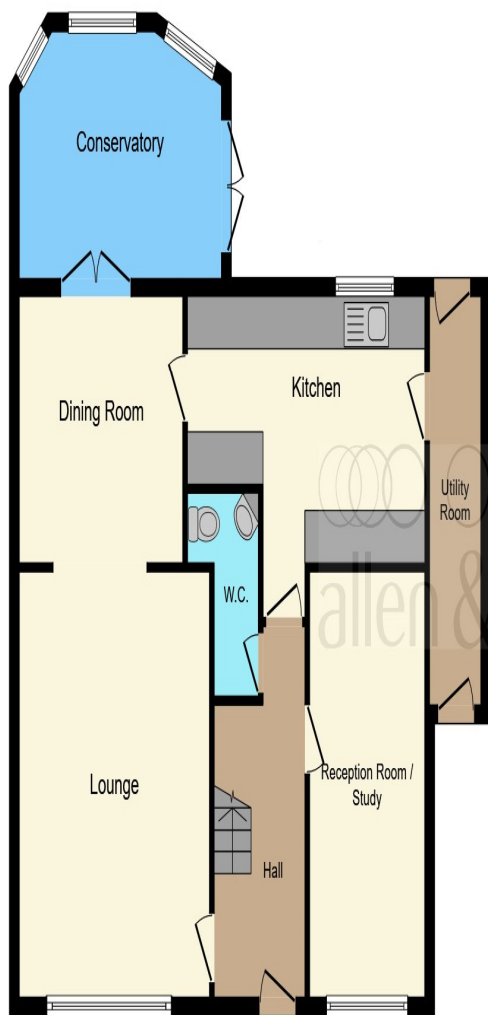
#### **Bedroom 2**

12' max x 9' 6" max ( 3.66m max x 2.90m max )

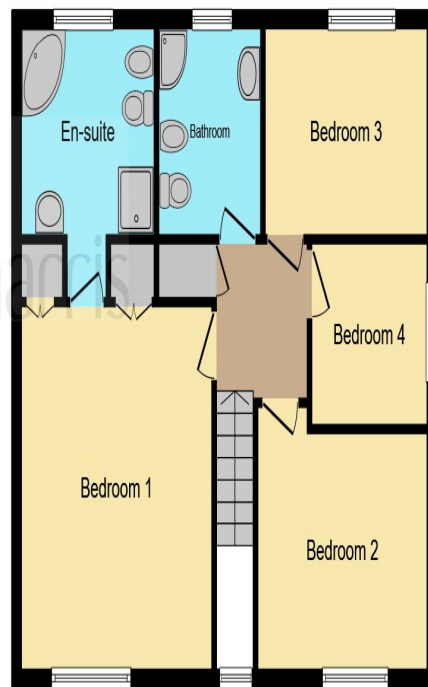
Smart and well presented with forward facing windows and extensive fitted storage. Complete with carpet and pendant light.

#### **Bedroom 3**

12' 3" max x 7' 7" max ( 3.73m max x 2.31m max )



**Ground Floor**



**First Floor**

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**welcome to**  
**North Road,**  
**Stoke Gifford Bristol**

- Premium Stoke Gifford Address - NO CHAIN
- Four Bedroom Detached Property (Flexible Bedroom Five).
- Noteworthy Master Bedroom with Impressive Ensuite
- Splendid SOUTH FACING Garden Plus Driveway Parking
- Converted Garage offering Flexible Usage / Bedroom 5

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

**£615,000**



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