



**Ferndene, Bradley Stoke Bristol BS32 9DF**



**welcome to**

## **Ferndene, Bradley Stoke Bristol**

This superb home is well presented and offers a desirable location. The property includes a well proportioned enclosed rear garden and adjoining garage. The property manages to combine homeliness alongside modernity perfectly and all is set within an attractive and convenient cul de sac position.

### **Ferndene Entrance**

Access over the driveway space leads to the attractive front porch. A further and very useful eternal store cupboard is located here. Ideal for tools, footwear and perhaps deliveries for example. A traditional style door with glazed panels leads inward.

### **Hallway**

8' 8" max x 3' 6" max ( 2.64m max x 1.07m max )  
The well presented hallway leads through the kitchen on the left and onward into the living room. The space instantly accentuates the feeling of space and grants views to the garden via the living room. Finished with stylish herringbone effect flooring which continues into the kitchen for unity. Further store cupboard located here.

### **Living Room**

16' 10" max x 12' 3" max ( 5.13m max x 3.73m max )  
The living room easily accommodates plenty of space for lounging furniture with space for a dining table or home office desk should you require. The room features open stairs adding to both the aesthetic appeal but also increases the usable space. Double doors lead out to the garden offering a sense of 'inside-outside' living and plenty of natural light.

### **Kitchen**

8' 5" max x 7' 10" max ( 2.57m max x 2.39m max )  
The front facing separate kitchen is again light and bright and presented to a high standard. The room is complete with white cabinets and attractive contrasting worktops. There is space for white goods and an oven, gas hob plus extractor is pre-installed. Finished with herringbone style flooring, further ceiling extractor and white wall tiles.

### **Stairs Leading Upwards**

Well presented and complete with a continuation of the carpet, white spindles and contrasting banister.

### **Landing**

5' 10" max x 3' 10" max ( 1.78m max x 1.17m max )  
Again, well presented!! This space leads to all areas and offers loft access and further storage.

### **Bedroom One**

10' 3" max x 11' 1" max ( 3.12m max x 3.38m max )  
The primary bedroom is very well presented offering garden views. The space includes built-in storage with mirror fronts and convenient vanity basin. Finished with newly fitted carpet which looks great against the newly decorated walls.

### **Bedroom Two**

10' 2" max x 9' 5" max ( 3.10m max x 2.87m max )  
Again, well proportioned and finished to the same high standard. Complete with mirror fronted built-in storage.

### **Bathroom**

5' 6" max x 6' 1" max ( 1.68m max x 1.85m max )  
Well proportioned three piece bathroom to include a shower over bath, white wall tiles and modern grey wood effect flooring.

### **Garden**

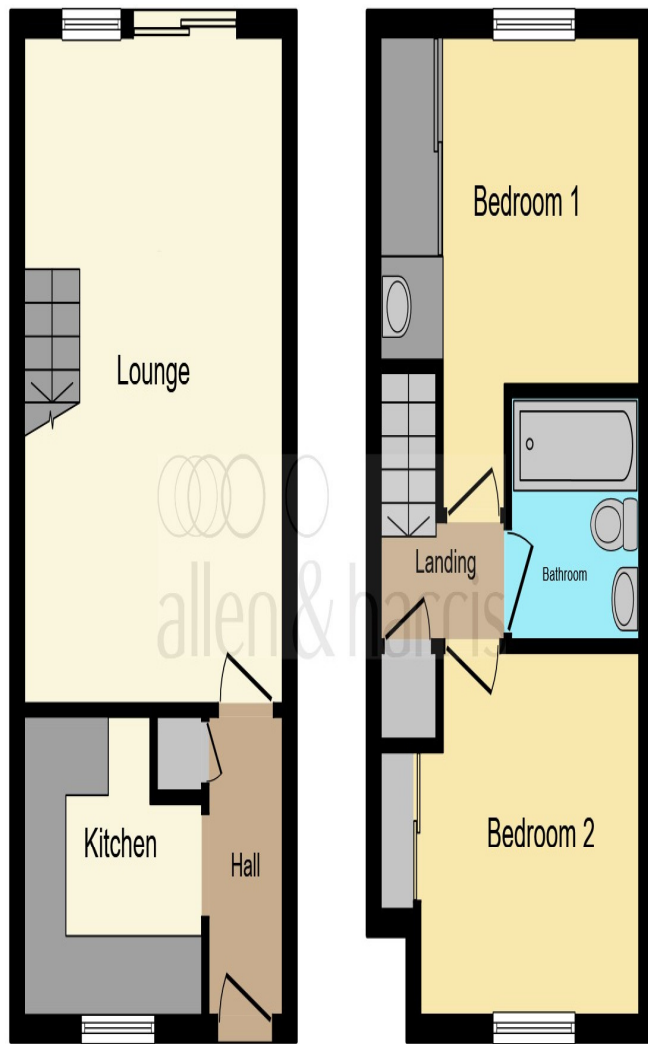
Spacious and attractive garden which feels particularly private. The space includes a wooden fence boundary perimeter, lawn, herbaceous borders and paving running from the double doors.

### **Garage**

Well proportioned garage with up-and-over doors.

### **Agents Notes**

Offered with no chain.



**Ground Floor**

**First Floor**

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**welcome to**

**Ferndene,**

**Bradley Stoke Bristol**

- Superb Mid Terrace Home with Adjoining Garage
- Desirable Cul-De-Sac Location in Bradley Stoke
- Private Rear Enclosed Garden - Direct Access from Living Space
- Two Double Bedrooms and Family Bathroom
- Modern Separate Kitchen and Spacious Living Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

**£290,000**



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**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)**