



Poppy Close, Stoke Gifford BRISTOL BS34 8AY

welcome to

Poppy Close, Stoke Gifford BRISTOL

The superb end-terrace home benefits from a highly desirable location, two spacious main bedrooms, parking, well proportioned garden AND linked/open main living spaces leading outwards. The position within the desirable Brooklands development further offers huge convenience.

Poppy Close Entrance

The house boasts tremendous 'curb appeal' given the very well presented street-scape, modern covered entrance and herbaceous borders. The end of terrace status further grants space to the right-hand elevation and an elevated feeling of privacy.

Hallway

4' 8" max x 6' 2" max (1.42m max x 1.88m max)
The modern front door with a well placed vertical transom window leads directly into a well proportioned hallway. The space with plenty of natural light and modern flooring offers access into the main living space and onwards to the convenient (and well proportioned) cloakroom WC.

Cloakroom W.C

6' 1" max x 3' 5" max (1.85m max x 1.04m max)
Well proportioned and finished to a high standard to include a WC, basin and functional decorative items. The modern flooring continues into here granting an attractive sense of unity.

Living Space

18' 7" max x 11' 8" max (5.66m max x 3.56m max)
The lounge area manages to combine modernity alongside style and homeliness perfectly. The space is open and extends into the kitchen seamlessly granting a very sociable feel. The space further benefits from dual aspect credentials with outlook to the front AND to the garden plus the associated light. Finished with modern wood effect flooring, stylish decor and useful understairs storage. * The attractive staircase leads away from here.

Kitchen

13' 4" max x 14' 6" max (4.06m max x 4.42m max)
Again, this space is stylish and modern. The well

proportioned kitchen-diner is afforded the lovely garden outlook and associated light. The very well proportioned space easily accommodates a dining table and full kitchen with associated integrated appliances. The continuation of flooring here is also seamless adding to the flow and feel of this home.

Stairs Leading Upwards

Attractive staircase with modern spindles and banister plus fitted carpet.

Landing

7' 1" max x 7' 7" max (2.16m max x 2.31m max)
Spacious auditorium style landing. Finished with carpet and offers loft access.

Bedroom One

14' 6" max x 10' max (4.42m max x 3.05m max)
The primary bedroom is spacious and very well presented. Here includes mirror front fitted wardrobes and and a very useful recessed space suitable for additional furniture and or desk/dressing table should that be required. The front facing room is flooded with natural light and is afforded a pleasant outlook.

Bedroom Two

14' 6" max x 11' 3" max (4.42m max x 3.43m max)
The second bedroom is also presented to a high standard and offers great dimensions. *It is unusual and of huge benefit to have two equally sized bedroom in a house type such as this. The space offers very flexible usage options and lovely garden views and the associated light.

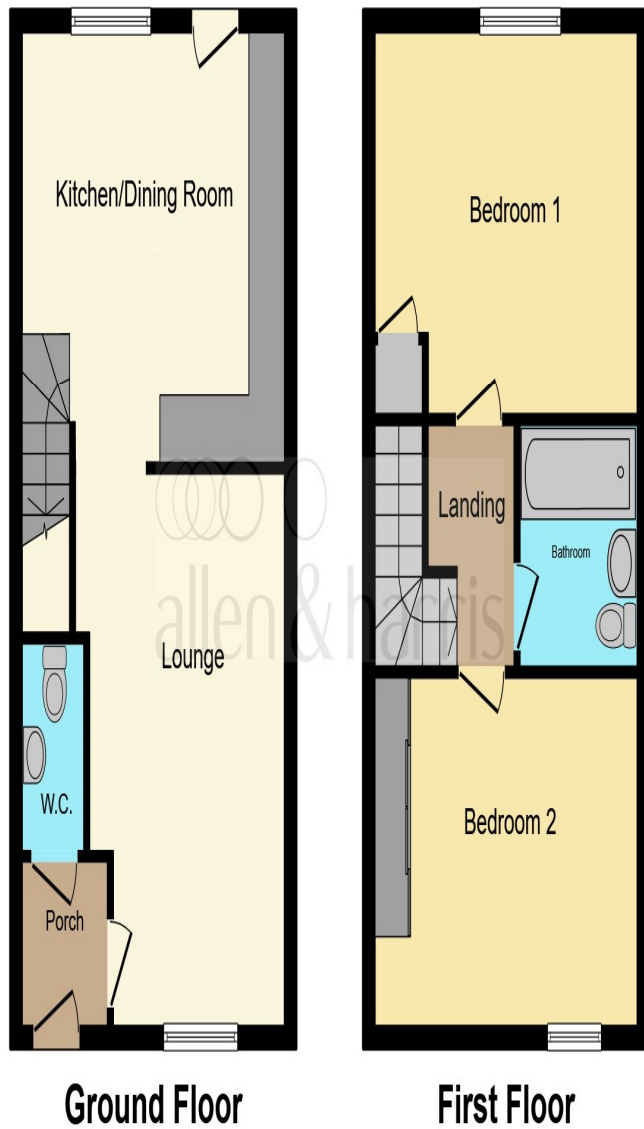
Bathroom

7' max x 6' 6" max (2.13m max x 1.98m max)
The well proportioned three piece bathroom is completed to a high standard and includes a

shower-over-bath, cabinet under basin, extractor and mirror wall unit. Spacious, stylish and highly functional!

Exterior Garden

32' 4" max appx x 20' 7" max appx (9.86m max appx x 6.27m max appx)
The rear garden is an absolute delight and complete with paved space, decorative pathway and lawn. The whole area is enclosed with well presented wooden fencing and includes a rear access gate and shed. There is a further notable space to the side aspect (currently not utilised fully) which offers opportunity in the form of further potential storage and/or additional access subject to allowances.



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welcome to
Poppy Close,
Stoke Gifford BRISTOL

- Superb Two Bedroom Semi-Detached Home - Desirable Brooklands Development
- Modern and Stylish Throughout
- Linked/Open Living Room and Spacious Kitchen-Diner
- Family Bathroom AND Cloakroom WC
- Spacious Garden with Rear Access

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

£350,000



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