



Palmers Leaze,Bradley Stoke Bristol BS32 0HG

welcome to

Palmers Leaze, Bradley Stoke Bristol

This superb (and unique) house benefits from an oversized rear garden and extensive section of land to the front aspect leading to the access road. The property with two bedroom and re-modelled open plan living space is presented to a great standard and offers huge convenience given the location.

Palmers Leaze Location

The convenient location in Bradley Stoke offers a wealth of local amenities including schools, shops, parkland and supermarkets. The location further offers access to major employers, great transport links, the M4 and M5 junctions and Bristol Parkway Train station.

The exact enclave / cul-de-sac position within the development helps ensure an elevated level of privacy especially given the additional land and garden size.

Entrance

An attractive paved area to the front aspect leads from the designated parking spaces beyond the additional retained land. The front is flanked by hedgerow and generally offers a pleasant point-of-entry.

Living Space Combined

23' 5" max x 12' 9" max (7.14m max x 3.89m max)
Upon entry you are struck by the light and space. This home has been historically 'opened-up' to perfectly amalgamate the lounging, dining and kitchen space. This creates a spacious feel combines with dual aspect credentials with views to the front and rear. The squared off arch delimits the areas perfectly whilst retaining a really sociable feel to the heart of this home.

Kitchen Area

12' 9" max x 9' 5" max (3.89m max x 2.87m max)
The kitchen area easily accommodates a dining table and the continuation of the flooring adds to the unified feel of the space. The light space is superb as are the peaceful garden views. The kitchen is complete with ample storage, integrated

appliances and space for a stand-alone fridge/freezer and washing machine.

Lounge

14' 2" max x 12' 9" max (4.32m max x 3.89m max)
Really comfortable space with views and light. The open staircase adds to the aesthetic and provides useful further space below.

Stairs Leading Upwards

The attractive staircase is complete with modern luxury carpet which looks great against painted white banister and spindles.

Bedroom One

12' max x 12' 9" max (3.66m max x 3.89m max)
Well proportioned bedroom finished to a high standard. Plenty of space for additional furniture and complete with front facing window and skylight.

Bedroom Two

11' 1" max x 6' 2" max (3.38m max x 1.88m max)
Bedroom Two accommodates a double bed with space for additional furniture. Lovely garden views from here.

Bathroom

6' 3" max x 6' 3" max (1.91m max x 1.91m max)
The good sized three piece bathroom is complete with shower over bath, glass screen and additional rain shower function. The well presented space is finished with modern flooring, extractor plus white wall tiles.

Exterior Garden

32' 2" max appx x 36' 3" max appx (9.80m max appx x 11.05m max appx)
The oversized garden is a real gem. The unusually

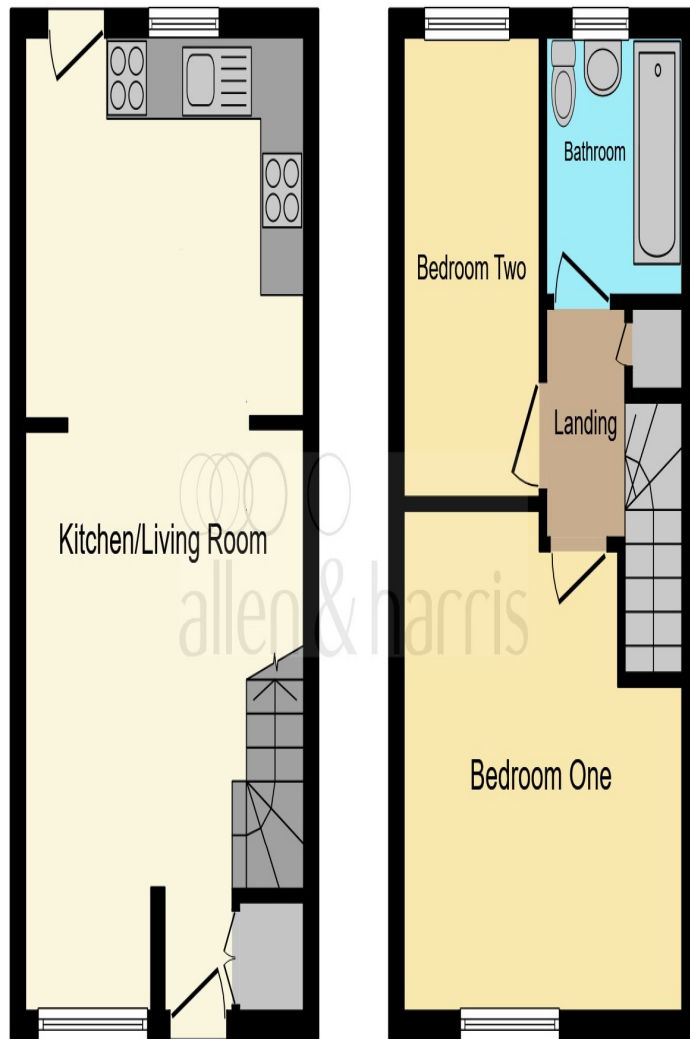
large space given the house type extends to the side and features lawn and paved outdoor dining space. Includes gated side access.

Parking

Two formal parking spaces to the front aspect are in place and finished for purpose. There is additional land as describes elsewhere.

Land To Front Aspect

The property (as per formal title deed) owns the land running along the hedgerow and as far as the cobbled line from the main access road. Subject to planning, this can be retained as extensive parking or potentially used for other purposes such as a garage or extended garden space.



Ground Floor

First Floor

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welcome to
Palmers Leaze,
Bradley Stoke Bristol

- Superb Two Bedroom Home with Garden and Parking for Multiple Vehicles
- Oversized Rear Garden with Additional Side Access
- Extensive Additional Land to Front Aspect with Opportunity
- Open Plan Living and Kitchen-Diner Space
- Direct Access into Rear Garden

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

£285,000



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