



**Greystoke Avenue, Bristol BS10 6BQ**

**welcome to**

## **Greystoke Avenue, Bristol**

This superb home offers spacious living, very well proportioned garden, open-plan kitchen-diner, driveway for multiple vehicles and an extensive outbuilding. With 9kw of battery storage alongside solar panels and scope to further develop, we assume this be very popular.

### **Greystoke Avenue**

#### **Location**

This desirable location offers very easy access to local amenities, great transport links into and out of the city, greenspace and major employers such as Southmead Hospital and The MoD. There are a wide range of local school including Bristol Free School within reach.

#### **Entrance**

An iron gate and smart boundary wall leads directly into the front garden with pathway to the front door. Entry leads into enclosed pre-hall / porch prior to full entry.

#### **Porch**

4' 10" max x 2' 11" max ( 1.47m max x 0.89m max )  
Useful space, well presented and helps create a useful thermal barrier. Further double glazed door leads inwards.

#### **Hallway**

12' 4" max x 6' 4" max ( 3.76m max x 1.93m max )  
The well proportioned hallway instantly accentuates the size and space as found throughout. Here leads to all areas and includes the open staircase leading upwards, Further benefits from understairs storage and shared light from the top landing window.

#### **Kitchen / Diner**

19' 5" max x 10' 3" max ( 5.92m max x 3.12m max )  
The dual aspect kitchen-diner promotes light and a feeling of space. The 'opening-up' of the space has been completed to great effect adding to the sociable and user-friendly nature of the space. Here comfortably accommodates a full kitchen with a selection of integrated appliances and ample dining space adjacent. A convenient breakfast bar creates a natural division. By way of an added bonus.....double

doors lead into the garden granting lovely views and a sense of inside-outside living.

#### **Living Room**

12' 9" max x 12' 4" max ( 3.89m max x 3.76m max )  
The living room is particularly pleasant and again flooded with natural light. Here also leads directly into the garden via French doors. The space is complete with carpet, ceiling light and coving in addition to the original firebreast which adds to the overall aesthetic.

#### **Stairs Leading Upwards**

Stairs leading upwards complete with painted spindles and wooden banister.

#### **Landing**

8' 3" max x 8' 11" max ( 2.51m max x 2.72m max )  
Spacious landing leading to all areas. A window to the side aspect grants pleasant natural light and further adding to the feeling of space.

#### **Bedroom One**

12' 9" max x 11' 1" max ( 3.89m max x 3.38m max )  
Beautifully presented master bedroom offering pretty views out over the garden. Complete with carpet, pendant light and extensive built-in storage,

#### **Bedroom Two**

10' 5" max x 9' 10" max ( 3.17m max x 3.00m max )  
The second bedroom also offers pretty garden views and is finished to a good standard. This further well proportioned double bedroom also comes with built-in storage. Currently used as a spacious home office.

#### **Bedroom Three**

8' 3" max x 8' 11" max ( 2.51m max x 2.72m max )  
The third and final bedroom offers great dimensions

for a room of it's type. Here offers flexibility of use and would definitely work as a guest room, office or nursery.

#### **Bathroom**

8' 2" max x 5' 6" max ( 2.49m max x 1.68m max )  
Again, well presented. The three-piece bathroom is complete with radiator, ceiling light and double windows to the side aspect.

#### **Airing Cupboard**

2' 2" max x 2' 6" max ( 0.66m max x 0.76m max )  
Spacious airing cupboard to include modern combination boiler.

#### **External**

##### **Front Garden**

Well proportioned space adding to the overall feeling size. Predominantly laid to lawn. Also well presented.

##### **Rear Garden**

Splendid garden predominantly laid to lawn measuring circa 40 feet by 34 feet. Herbaceous borders to rear aspect, fenced boundary and paving to house boundary. Direct access from the kitchen and living room.

#### **Outbuilding**

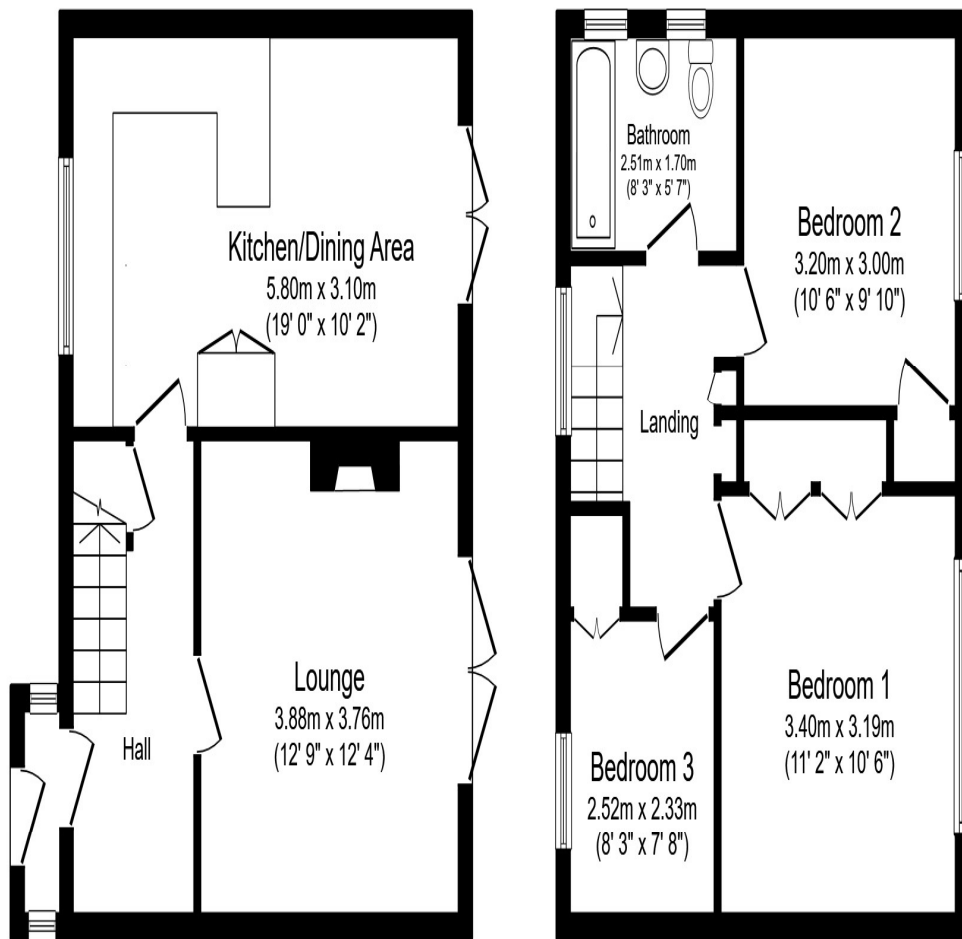
The solid construction outbuilding is split into three sections to include outside WC, toolstore and general purpose shed.

#### **Parking**

Driveway parking extending to the side aspect. Space for multiple vehicles.

#### **Agent Notes**

The seller has notified us that the roof has been



**Ground Floor**

**First Floor**

Total floor area 81.9 m<sup>2</sup> (882 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Greystoke Avenue,**  
**Bristol**

- Superb Three Bedroom Home
- Installed SOLAR Panels and 9KW Battery Storage
- Driveway for Multiple Vehicles
- Spacious Southerly Facing Garden with Outbuilding
- Popular Location with Access to Amenities

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

**£315,000**



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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)**