



Harry Stoke Road, Stoke Gifford BRISTOL BS34 8QH

welcome to

Harry Stoke Road, Stoke Gifford BRISTOL

This exceptional house on Harry Stoke Road feels like being transported into your own country retreat! The 'picture postcard' home in arguably the area's most desirable street offers four bedrooms, expansive living space, beautiful gardens, garage space and parking via electric gates.

Harry Stoke Road Entrance

A traditional iron swing gate offers forward an attractive pathway leading to the covered front door. The well proportioned front garden with decorative gravel and mature borders extends around to the sides of the home.

Hallway

Upon entry you are met with an extensive hall which instantly accentuates the feeling of size and space as found throughout. Understairs storage offers the perfect place for keeping wines and glazed internal double doors to the kitchen and living room offers tremendous further light. Finished with modern engineered wooden flooring and stylish ceiling lights.

Living Room

18' 4" max x 15' max (5.59m max x 4.57m max)
Again.....spacious, light and bright. The very well presented space, although large, manages to feel extremely homely especially given the fireplace and surround. The dual aspect credentials offers tremendous light with windows to the front and double door leading out into the rear garden. ** Here we find the additional outdoor covered seating/dining area.

Study

11' 11" max x 7' 6" max (3.63m max x 2.29m max)
Dedicated study/office space with window to the front aspect and presented to a high standard as we have come to expect. Space for two working stations whilst offering flexible usage options.....potential for bedroom 5?

Kitchen / Diner

28' 7" max x 11' 10" max (8.71m max x 3.61m max)

The fabulous kitchen-diner with double range and central island measures just shy of 30ft. The really impressive space very easily accommodates a full kitchen and luxurious dining space. The light and bright room features double doors into the side garden / patio / seating area, additional windows PLUS box window bay with seating. Finished with traditional flagstone style flooring with utility adjacent.

Utility Room

17' 6" max x 6' 8" max (5.33m max x 2.03m max)
Fully fledged utility offering the same high quality finish and flooring as the kitchen. The space leads out to the garden and into the cloakroom WC. Space for further white goods with additional basin, storage and worktops.

Cloakroom W.C.

Well presented with external window to the side aspect. To include a WC, radiator and basin over vanity.

Stairs Leading Upwards

Modern and stylish with grey carpet plus white painted spindles and banister.

Landing

Large auditorium style landing leading to all areas. Loft access granted here via an integral drop down ladder. Please note the loft is partially boarded and has shelving for storage, as well as a light.

Bedroom One

18' 3" max x 15' 3" max (5.56m max x 4.65m max)
The primary bedroom is expansive and offers a highly luxurious feel. Twin windows to the front and rear offers a lovely outlook and huge natural light. The space with extensive storage further offers

modern engineered wooden flooring and ensuite bathroom.

Ensuite

8' 10" max x 6' 5" max (2.69m max x 1.96m max)
Well proportioned and very well presented (again!) ensuite to include a shower cubicle, WC and basin.

Bedroom Two

15' 7" max x 11' 4" max (4.75m max x 3.45m max)
The second bedroom offers all the charm and style of the master bedroom and is only ever-so slightly smaller yet still very spacious. Windows here to the side and rear offers a very pleasant outlook and beautiful natural light.

Ensuite

6' 5" max x 5' 9" max (1.96m max x 1.75m max)
Well proportioned to include a shower cubicle, WC and basin.

Bedroom Three

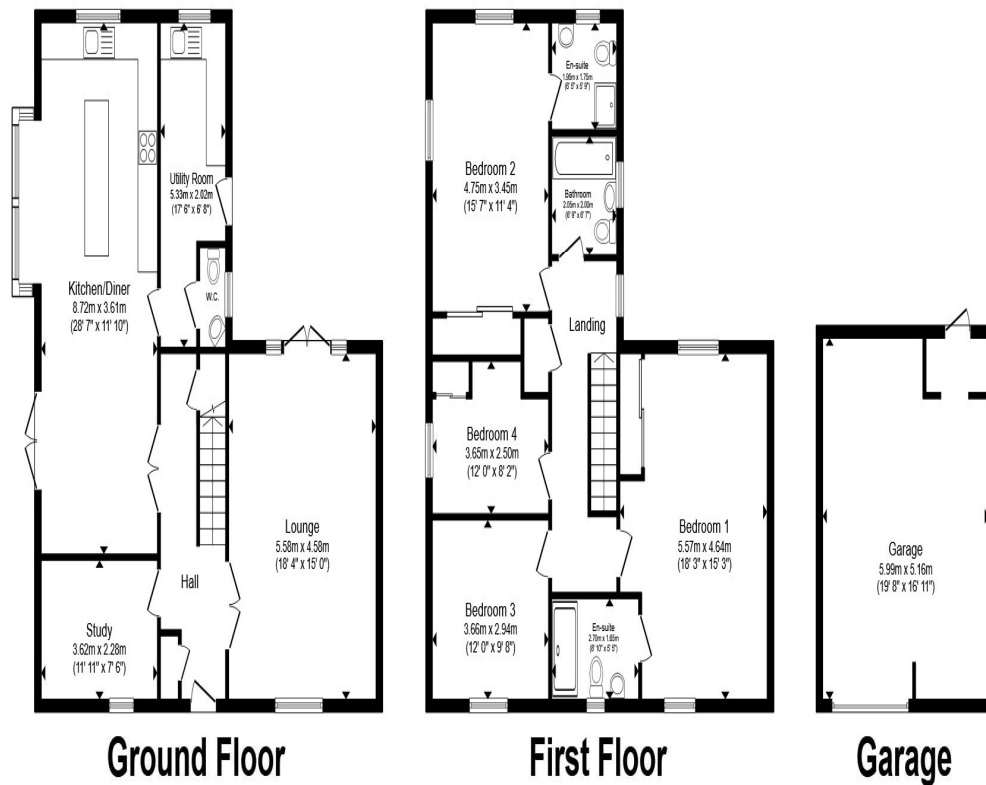
12' max x 9' 8" max (3.66m max x 2.95m max)
Well proportioned twin room with window to the front aspect. Despite currently being set out as a twin, it has plenty of room to become a double.

Bedroom Four

12' max x 8' 2" max (3.66m max x 2.49m max)
Well proportioned fourth bedroom with window to the side aspect. Currently used as an additional home office. ** The storage can be removed in the future depending on your requirements.

Bathroom

6' 9" max x 6' 7" max (2.06m max x 2.01m max)
Well proportioned family bathroom complete to a high standard. The space includes a window to the side aspect, bath, WC and integrated basin over



Total floor area 212.8 m² (2,290 sq.ft.) approx

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welcome to

**Harry Stoke Road,
Stoke Gifford BRISTOL**

- Exceptional Four Bedroom/ Three Bathroom Detached Home (Two Ensuite)
- Desirable Harry Stoke Road Location / Rural Feel with Elevated Convenience
- Proximity to Amenities including Bristol Parkway Station, MoD, UWE and Local Schools
- Driveway Parking with Electric Gates / Double Garage / Additional Summer House
- Spacious Covered Outdoor Dining Areas Leading Away From The Living Room

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

£725,000



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