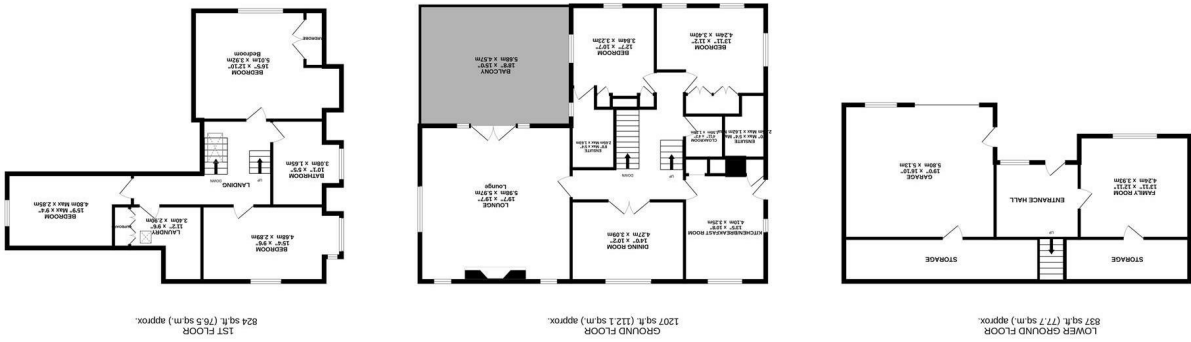
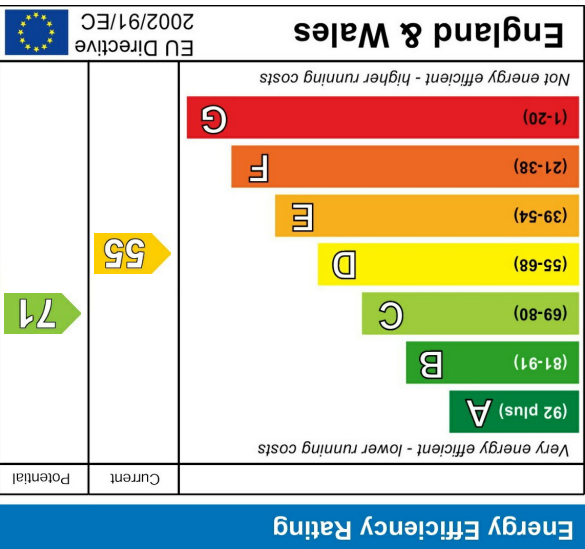
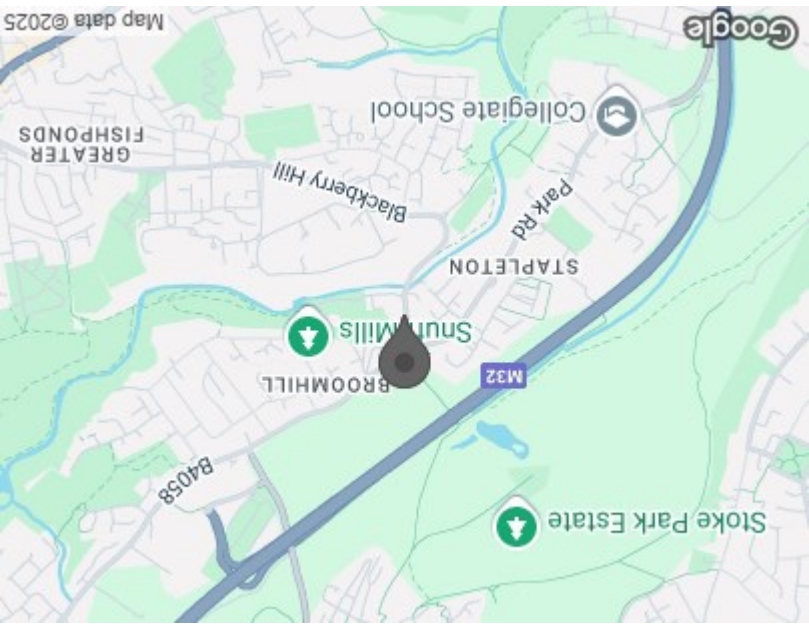




FLOOR PLAN



AREA MAP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





BROOM HILL  
STAPLETON, BRISTOL, BS16 1DN  
**ASKING PRICE £950,000**







**Lower Ground Floor**

**Reception Hall**

10'7" x 9'6"

**Family Snug**

13'10" x 12'10"

**Upper Ground Floor**

**Hall**

**Lounge**

19'7" x 19'7"

**Dining Room**

14'0" x 10'1"

**Kitchen/Breakfast Room**

13'5" x 10'7"

**Cloakroom**

4'11" x 4'2"

**Bedroom Two**

13'10" x 11'1"

**Ensuite Shower Room**

8'0" max x 5'3" max

**Bedroom Three**

12'7" 10'7"

**Ensuite Shower Room**

8'8" max x 5'4"

**First Floor**

**Landing**

**Bedroom One**

16'5" x 12'10"

**Bedroom Four**

15'4" x 9'5"

**Bedroom Five**

15'8" max x 9'4"

**Bathroom**

10'1" x 5'4"

**Laundry Room**

11'1" max x 9'6" max

**Outside**

**Drive**

**Double Garage**

19'0" x 16'9"

**Side Garden**

**Rear Garden**

**Balcony**

18'7" x 14'11"





Welcome to this impressive five bedroom detached house located in the picturesque area of Snuff Mills, Stapleton. Boasting a unique split-level design, this home was designed and built by a local architect in the 1970's and retains much of the character synonymous with that era.

Accessed via a private sweeping drive bounded by natural stone walls and established trees, the prominent elevated position provides far reaching views of the surrounding conservation area. Ample off street parking is located to the front of the property and there is also a garage suitable for two vehicles.

As you step inside, you are greeted by an charming reception hall boasting parquet flooring that extends into a family snug with a double glazed window to the front elevation. Stairs rise to the upper ground floor where there is a dining room and lounge. The latter featuring an impressive Inglenook fireplace, a triple aspect and French doors to a balcony overlooking the gardens.

The bespoke kitchen offers a range of solid wood wall and base units plus a breakfast bar completed with 'Schock' work surfaces. Integrated appliances include a built in double Miele oven, microwave, dishwasher and gas hob. Completing the upper ground floor is two double bedrooms both benefitting fitted wardrobes and fully tiled ensuite shower rooms; on the level there is also a ground floor WC for convenience.

The first floor provides a further three double bedrooms, a four piece family bathroom and laundry room. Gardens surround the property and are laid primarily to lawn with various seating areas to guarantee a sunny spot throughout the day. The balcony offers a southerly aspect, the perfect spot to relax after a busy day.

Situated between the tranquil surroundings this home offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities and transport links of the M32, M4 and M5 motorways.

