



13, Cranleigh Gardens, Stoke Bishop, BS9 1HD

Guide Price - £825,000



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A SUPERB AND NATURAL 1930'S FOUR BEDROOM FAMILY HOME SITUATED IN THIS HIGHLY SOUGHT AFTER CUL DE SAC LOCATION

- Entrance hall, two cloakrooms, kitchen/dining room, two further receptions, four bedrooms, family bathroom
- Integral garage offering conversion for further living space, front garden with carport and off-street parking for three cars
- Mature rear garden with paved patio and useful side access, elevated terrace, two undercroft storage cellars, wood store
- Large loft offering huge potential for conversion (subject to planning)
- Period features to include, stripped floorboards, stunning working fireplaces with woodburner, ceiling cornicing, picture rails
- Gas central heating, double glazing, ample built in storage cupboards and wardrobes throughout

3126.80 sq ft – 290.50 sq m (includes garage, loft, undercrofts)

An attractive four-bedroom 1930's semi-detached family home located within walking distance to Stoke Hill. This desirable location offers local shopping on Druid Hill and Stoke Lane. Further amenities are nearby with both Westbury on Trym and Henleaze offering an eclectic range of shops, restaurants, cafes and a Waitrose.

The area is well served by private and state schools – Redmaids High and Badminton are within easy reach and the house is within the catchment area for Elmlea Junior school and Stoke Bishop C of E primary. Durdham Downs with its 400 acres of parkland is also a short walk away. Cribbs Causeway shopping Mall and the M4/M5 is approximately 2.8 miles away by car.

Beautifully presented throughout by the current owners, the property offers excellent family accommodation to include two large receptions, kitchen/dining room, four double bedrooms, two cloakrooms and a family bathroom, as well as significant development potential to extend further on the ground floor and into the loft. The ground floor comprises of, spacious hallway with original glass panel doors and staircase. The sitting room has a double glazed squared bayed window overlooking the front garden, a period fireplace with cast iron grate and painted floorboards, the second reception has a Art Deco style marble fireplace with woodburner and double doors leading out onto an elevated terrace with views over the rear garden. The light and spacious kitchen/dining room has ample wall and floor units with integrated appliances to include Neff dishwasher, 5 ring gas hob, double oven/gril and access to the elevated terrace. Adjacent is the utility room and a separate cloakroom.

The first floor comprises of, spacious landing, four double bedrooms, family bathroom and a second cloakroom.

NB: There is a large loft which could easily be converted (subject to planning) into a fifth bedroom with en suite.



OUTSIDE:

The attractive front garden has various shrubs plants and trees. A unusually long driveway with carport and wood store offers excellent off-street parking for three cars. There is an integral garage and useful side access which leads to the mature level rear garden with lawn, deep flower and shrub borders with various trees. A paved patio and elevated terrace offer excellent Alfresco dining. The two undercroft cellars offer useful storage.

Viewing Strictly by Appointment
with
Louise Light Property

0117 422 0376 or 07963 142613





13 Cranleigh Gardens, Bristol

Approximate Gross Internal Area = 1763.30 Sq.Ft - 163.80 Sq.M

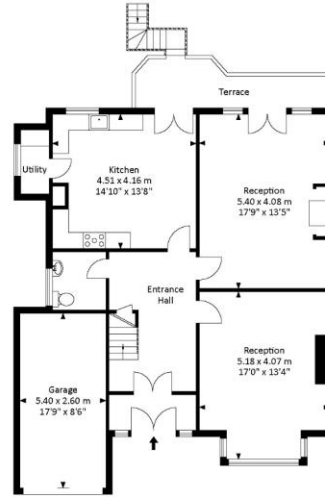
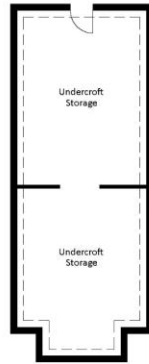
Garage, Undercroft and Loft Space = 1363.50 Sq.Ft - 126.70 Sq.M

Total Area = 3126.80 Sq.Ft - 290.50 Sq.M

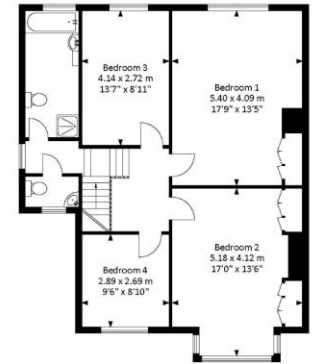
 = Reduced headroom below 1.5m / 5'0"



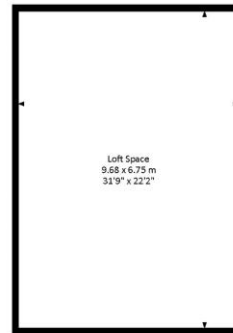
Undercroft



Ground Floor



First Floor



Loft Space

For illustrative purposes only. Not to scale.
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor plan produced by Westcountry EPC.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

