

34a Stoke Hill, Bristol, BS9 1LG

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## 34a Stoke Hill, Bristol, BS9 1LG

OFFERS INVITED BETWEEN £995,000 - £1,150,000 - A charming and historic, pre-Georgian, four-bedroom semi-detached house within easy walking distance of the many amenities located towards the bottom of Stoke Hill. The subject property offers spacious (2,764 sq ft) accommodation over three floors and offers privacy and seclusion set behind high boundary walls, with stunning gardens surrounding it, as well as off street parking for two cars, accessed off a private lane to the rear of the property.

Offered for sale for the first time in 52 years, the subject property has provided its current owners many years of enjoyment as a lovely family home, and offers any incoming purchaser a wonderful opportunity to put their own stamp on it. The accommodation is set over three floors, with the ground floor offering a spacious entrance hallway, a generously proportioned living room, a lovely dining room with a conservatory leading to the garden, a delightful kitchen/breakfast room with a utility off it, a downstairs WC and a cloakroom.

The first floor offers a particularly large landing, a generous master bedroom with pleasant dual aspect windows and ample built in wardrobes, two further double bedrooms which are served by a family bathroom and a further shower room.

The fourth bedroom is situated on the second floor and there are three further loft rooms for storage, which offer the potential for further bedroom accommodation, if so desired.

Outside the established and well-tended gardens surround the house, a large level lawned area and patio to the rear, the latter offering a lovely spot for outside dining. The lawn continues around the side and front of the property all of which have attractive flower beds. Lastly there is a garden room to the rear of the back garden, which could provide a home office. There are steps at the front giving access to Stoke Hill



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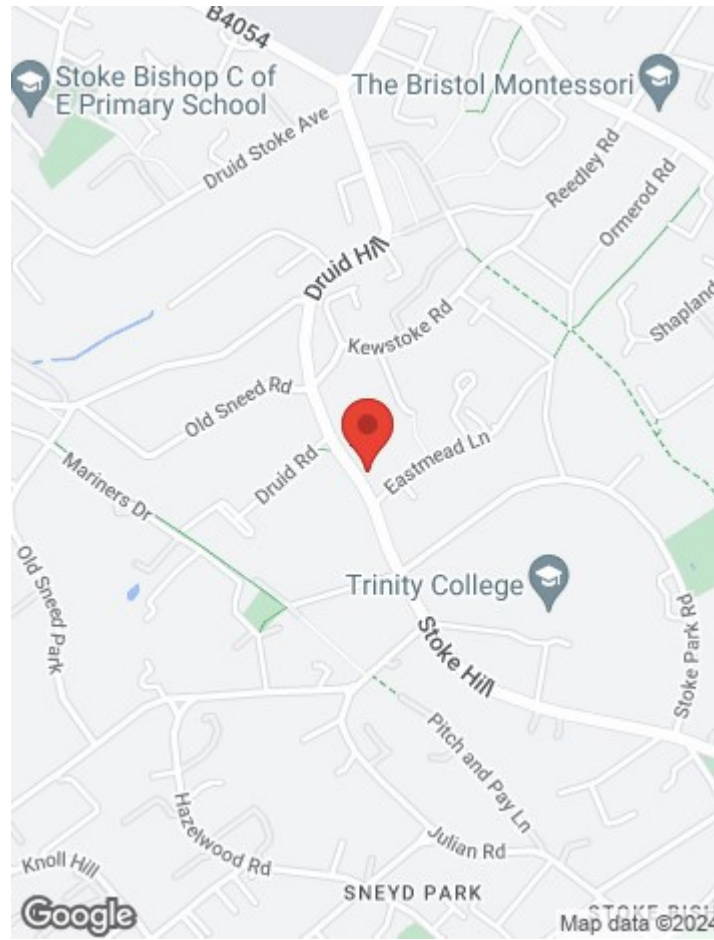


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34A STOKES HILL BRISTOL BS9 1LG  
 NOT TO SCALE. FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,764 SQ FT / 257 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**OTHER INFORMATION**



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