



COTE PARK
STOKE BISHOP
BRISTOL

4 COTE PARK, STOKE BISHOP, BRISTOL, BS9 2AD

A MOST ATTRACTIVE SEMI-DETACHED FOUR BED FAMILY HOME SET IN BEAUTIFULLY PRESENTED LARGE LEVEL GARDENS. THE WELL PRESENTED ACCOMMODATION BOASTS EXCELLENT PROPORTIONS, MANY PERIOD FEATURES AND HAS BEEN RECENTLY REWIRED AND REDECORATED. THE PROPERTY ALSO HAS THE POTENTIAL, SUBJECT TO GAINING THE NECESSARY CONSENTS, FOR A FORMAL LOFT CONVERSION.

This lovely family home offers a discerning buyer the opportunity to acquire a wonderful residence in a very popular Stoke Bishop location that is served by excellent local amenities, and is within the catchment area of Elm Lea. It is testament to the quality of this 1930's property that the current owners have lived in number 4 for over 40 years.

In 2018 new double glazing was installed in the property, and more recently the property has been rewired, and redecorated throughout within the past year, thus offering a turnkey solution for prospective purchasers.

On entering the property via a vestibule the light, bright and welcoming reception hall enjoys many original features and boasts two good storage cupboards, understairs storage and doorways to the downstairs cloakroom, sitting room, dining room and kitchen/breakfast room. The kitchen/breakfast room is well appointed with a modern fitted kitchen comprising of a generous selection of wall and base units, and offers direct access to the garden, as do the patio doors from the dining room affording access to a charming patio area. The sitting room is of comfortable proportions focusing on a stone fireplace, surround and hearth hosting a coal effect gas fire, with a bay window to the front aspect.

Upstairs there is a landing affording access to the four bedrooms. Bedrooms one and two are both large doubles and are serviced by a "Jack and Jill" ensuite bathroom. The third and fourth bedrooms are a good size and utilise the family bathroom. There is a large full height loft room with velux windows and excellent eaves storage that is currently accessed via a pull-down loft ladder. which in neighbouring properties has been formally converted to offer extra accommodation. This betterment would naturally require any necessary consents. The level and generous rear garden is a key attribute to the property with its sunny southerly orientation. Mainly laid to lawn, the borders are stocked with a wealth of mature trees, plants and shrubs. There is a separate vegetable patch with greenhouse and potting shed, as well as the patio area adjacent to the dining room. To the front the property benefits from a large driveway with ample off street parking that leads to a single garage with a pitched roof allowing lots of storage.

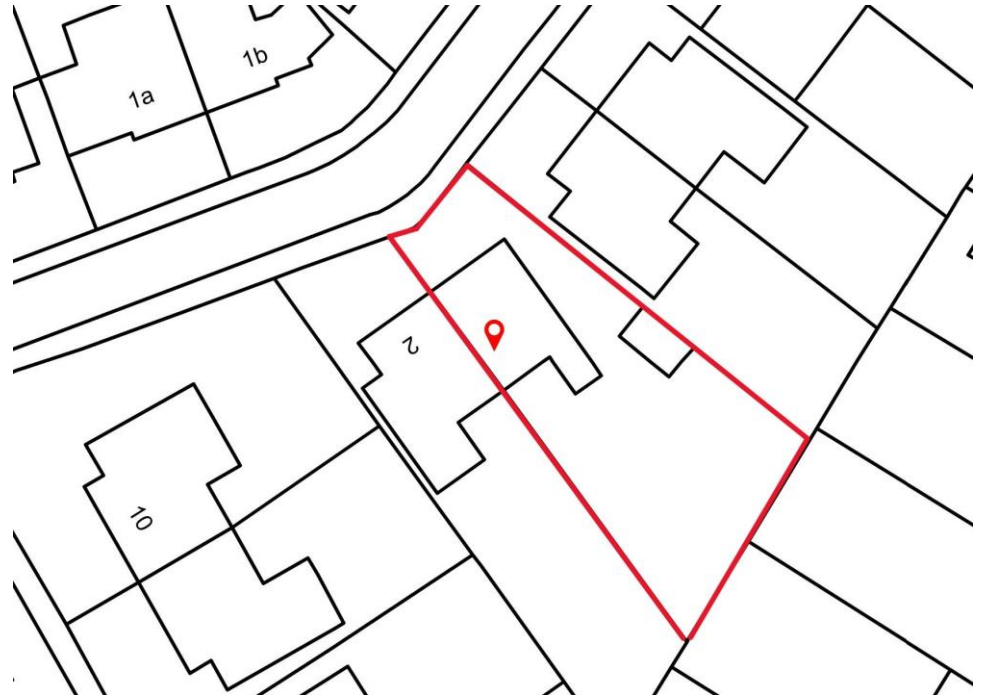
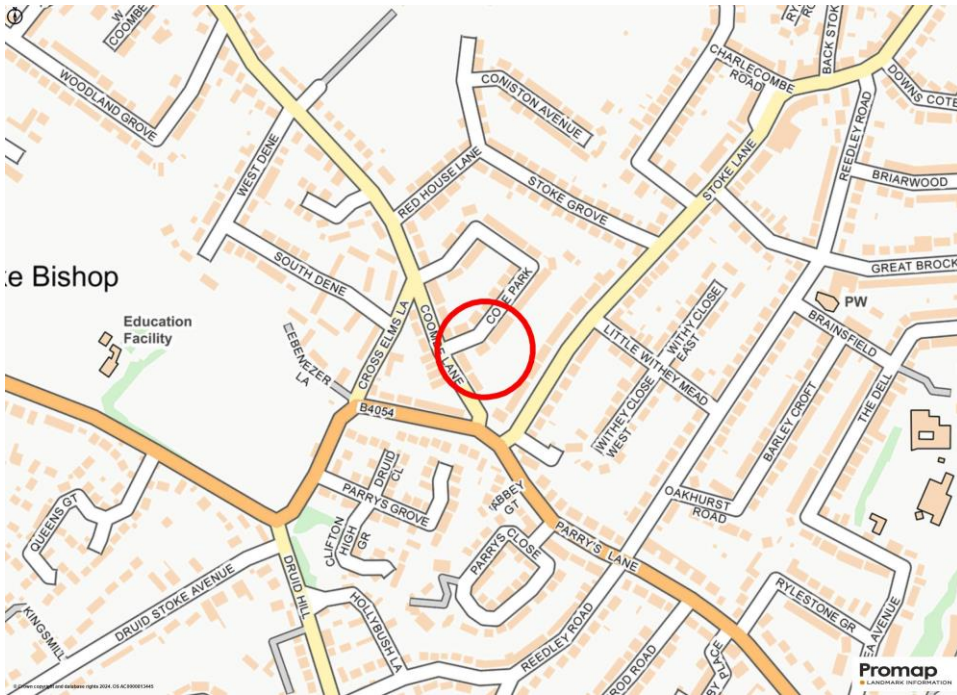
LOCATION

Stoke Bishop is a desirable family suburb to the northwest of the city. This particularly convenient position offers good local amenities, with local shops merely a short walk away on Stoke Lane, as well as restaurants and cafés. There is good schooling for all ages in both state and private sectors, as well as excellent sporting facilities serving many local clubs all of which enhances the popularity amongst families towards Stoke Bishop.

Bristol has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the extensive Blaise Castle Estate, as well as Durdham Downs. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars as well some fascinating Museums and landmarks representing Bristol's historical significance. For the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

For the commuter, this property offers great access to the A4018, which has a direct link to the commercial centre of Bristol, and indeed the motorway networks. Bristol Temple Meads train station provides an extensive service to many cities nationwide. The Property also offers convenient access to the city's international airport that flies to major British Cities, and also flies directly to many European Countries and beyond.





USEFUL INFORMATION

TENURE: Freehold

EPC – To follow

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: F (£3,553.80 for 2023/24)

BROADBAND: Ultrafast Broadband – Download up to 1000 Mbps

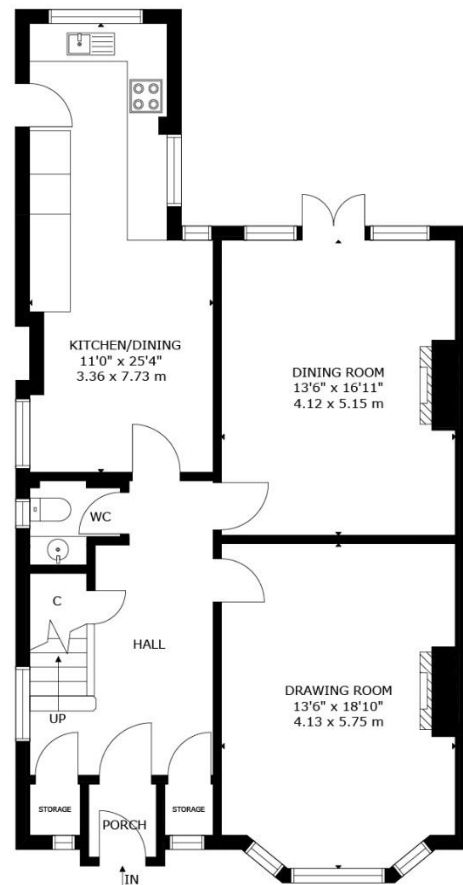
MOBILE PHONE COVERAGE: Data and voice “Likely” available for 02, EE, Three and Vodafone

NB – Vendor note – Mobile phones seem to work perfectly well with voice and data.

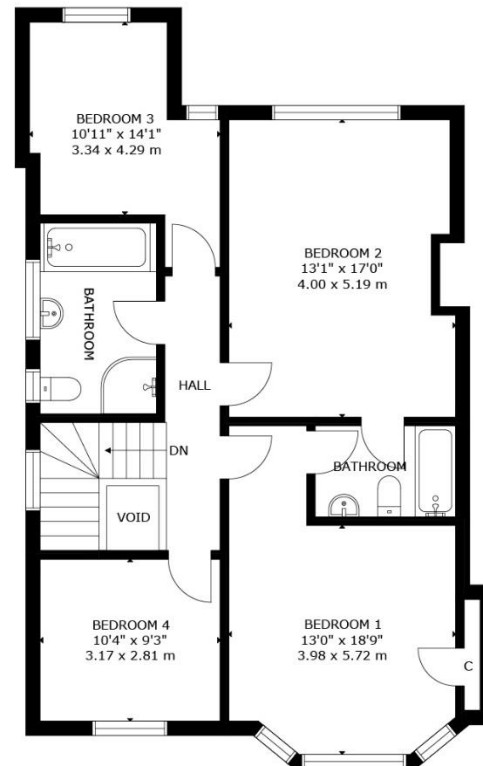
SERVICES: The property benefits from mains Gas, Electricity, Water and Drainage

IMPORTANT NOTE

Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.



GROUND FLOOR



FIRST FLOOR



4 COTE PARK, STOKES BISHOP, BRISTOL, BS9 2AD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,827 SQ FT / 170 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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