



201 STOKE LANE
STOKE BISHOP
BRISTOL

201 STOKE LANE, STOKE BISHOP, BRISTOL, BS9 3RX

A MOST ATTRACTIVE SEMI-DETACHED FOUR BED FAMILY HOME SET IN FABULOUS LARGE LEVEL GARDENS. THE WELL PRESENTED ACCOMMODATION BOASTS EXCELLENT PROPORTIONS, RETAINS MANY PERIOD FEATURES AND HAS BEEN BEAUTIFULLY EXTENDED TO CREATE A FABULOUS OPEN PLAN KITCHEN/DINING/LIVING ROOM WITH DIRECT ACCESS TO THE AFOREMENTIONED GARDENS. 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 the very popular suburb of Stoke Bishop which is served by excellent local amenities. Notably, this great family home is within the desirable catchment area of both Elmlea School, and Bristol Free School. On entering the property there is a bright and welcoming reception hallway that enjoys many original features and boasts good understairs storage and doorways to the downstairs cloakroom, separate shower room, the sitting room, and the stunning contemporary living/kitchen/dining room. The kitchen/breakfast room is a fine example of the modern way of living, with a beautifully appointed fitted kitchen, incorporating a large island that is all dressed with quartz. The room divides naturally into living and dining areas, and offers direct access to the 100 foot long rear garden. Well appointed with a modern fitted kitchen comprising of a generous selection of wall and base units, and offers direct access to the garden. The sitting room is of comfortable proportions focusing on a stone fireplace, surround and hearth hosting a log burner, with a large 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, the third and fourth bedrooms are a good size, all are serviced via the fully tiled family bathroom with a contemporary white suite comprising of an opulent free standing bath, large walk in shower, WC and floating wash basin. There is a large full height loft that is currently accessed via a pull-down loft ladder, which in neighbouring properties has been formally converted to offer extra accommodation. (This would require obtaining 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 pathway that links the two patios. The front of the property is set back from the road, and benefits from a driveway with off street parking that leads to a single garage with a pitched roof allowing lots of storage. There is also a wall mounted Three phase car charger.

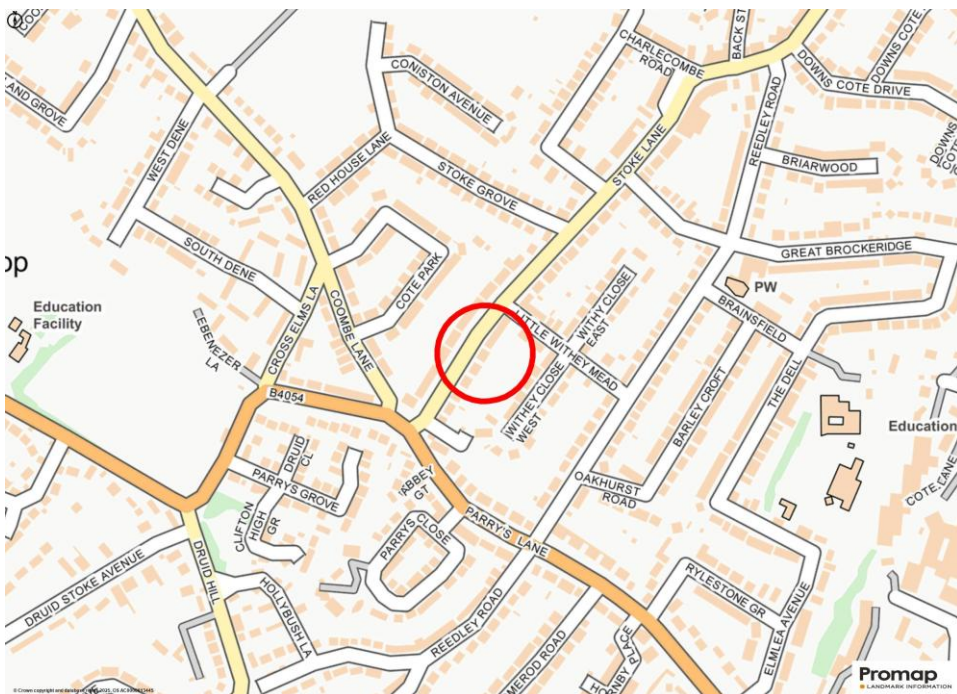
LOCATION

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 – D (57) with the potential of B (82)

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: F (£3,553.80 for 2024/25)

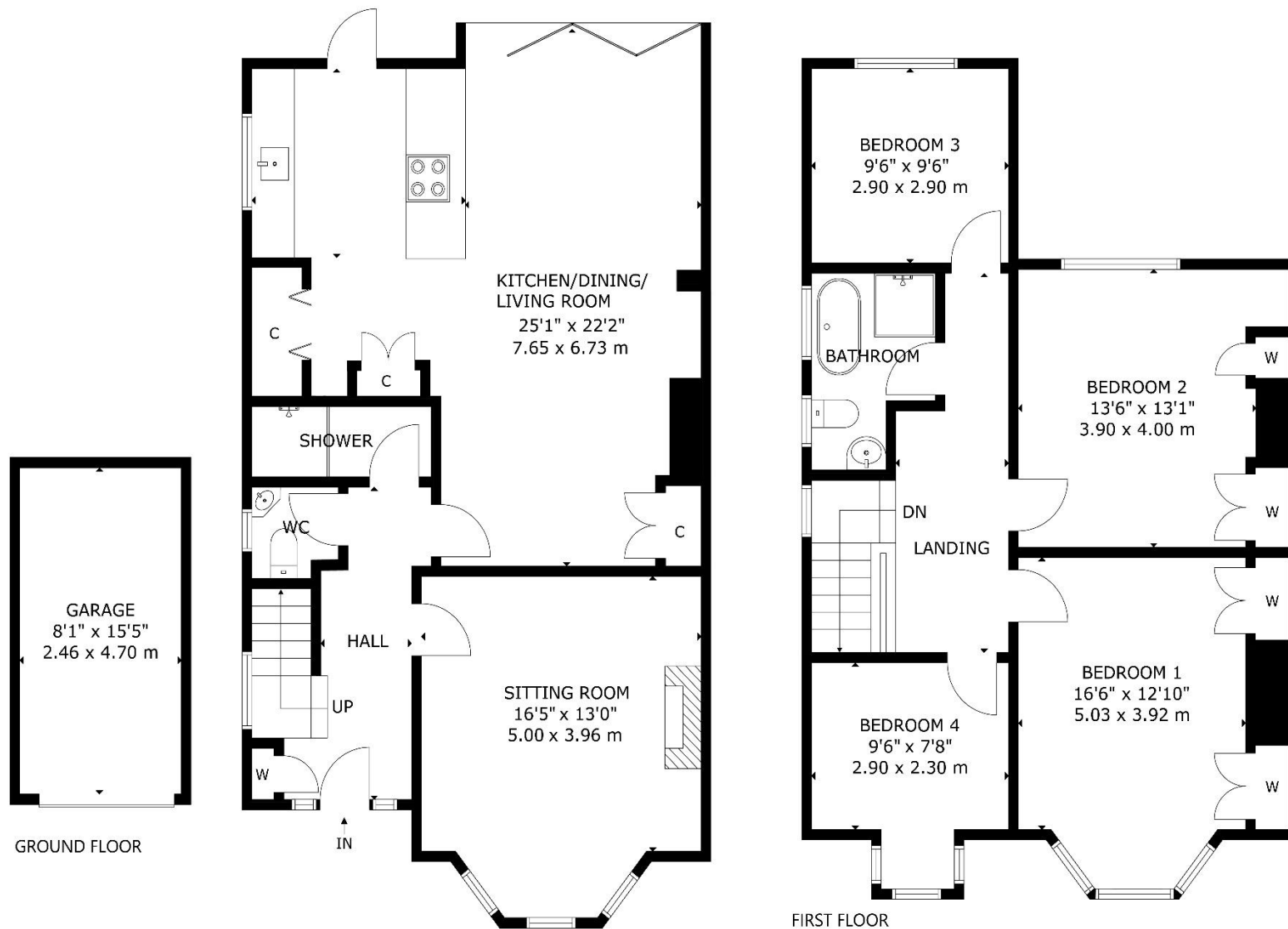
BROADBAND (OFCOM): Ultrafast Broadband – Download up to 1800 Mbps, Upload up to 220 Mbps

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

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

IMPORTANT NOTE

Hydes of Bristol LLP 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 LLP 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 LLP 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.



201 STOKES LANE, STOKES BISHOP
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,685 SQ FT / 157 SQ M
GARAGE 124 SQ FT / 11 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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ESTATE AGENTS

28 Princess Victoria Street,
Clifton, Bristol, BS8 4BU

Tel: (0117) 973 1516

Website: www.hydes.co.uk

Email: post@hydes.co.uk



