



2 Stowte Close, Bristol, BS30 9EB

Offers In The Region Of £685,000

Welcome to this exquisite four-bedroom detached house located in the highly desirable Stowte Close, Longwell Green, Bristol. Built in 2020, this property offers a perfect blend of modern luxury and spacious living, making it an ideal family home.

As you enter, you are greeted by a stylish open-plan lounge and kitchen, complete with integrated Neff appliances, and the dining area. Also a separate study allowing you to work from home with peace and privacy. This layout is perfect for entertaining guests or enjoying quality time with family. The attention to detail throughout the home is remarkable, with underfloor heating on the ground floor ensuring comfort during the colder months. Three of the four bedrooms boast en-suite bathrooms and Juliette balconies, offering a touch of elegance and privacy. The property also includes a double garage, providing convenient parking and additional storage space.

Step outside to discover a south-facing rear garden, perfect for enjoying sunny afternoons or hosting summer barbecues. The contemporary design and premium finishes throughout the home make it a standout

Entrance via front door into

Entrance Hall



Karndean wood effect flooring, inset spots, under stairs storage cupboard, stairs rising to first floor landing, doors to

Downstairs W/C



Karndean wood effect flooring, obscured uPVC double glazed window to side aspect, low level Roca w/c, wash hand basin with mixer tap over and storage beneath, inset spots, extractor.

Study

8'10" x 8'5" (2.70 x 2.59)



uPVC double glazed window to side aspect, inset spots.

Utility Room



Door to side aspect, Karndean wood effect flooring, wall mounted Vaillant gas boiler, inset spots, worksurface space, space and plumbing for white goods beneath, access to underfloor heating manifold.

Open Plan Kitchen/Living Area

21'8" x 16'11" (6.62 x 5.17)



2 sets uPVC double glazed French doors with matching windows and side panels giving access to the patio and rear garden, Karndean wood effect flooring, wall lights, a range of modern wall and floor units with Quartz worksurface over, 1 1/2 bowl sink unit, tiled

splash backs, 5 ring electric Neff induction hob with contemporary Neff extractor hood with light over, Neff oven, grill and microwave combination, built in fridge freezer, inset spots, slimline wine cooler, integrated full sized Bosch dishwasher.

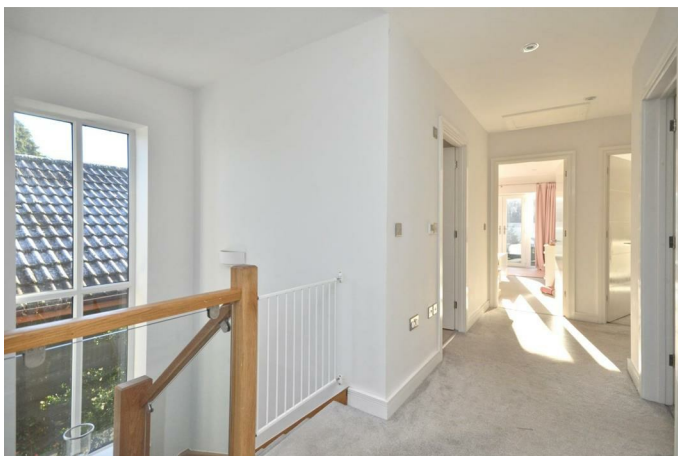
Double Garage

20'7" x 18'0" (6.28 x 5.49)



Garamatic electric door, power and light connected.

First Floor Landing



uPVC double glazed window to side aspect, Oak and glass balustrade, wall lights, inset spots, single radiator, access to loft space via pull down ladder, storage space with hanging rail, doors to

Master Bedroom

17'10" x 12'6" (5.44 x 3.82)



uPVC double glazed windows to front aspect, 2 single radiators, a range of built in fitted Sharps wardrobes with hanging space and shelving, inset spots, door to

En Suite Shower Room

9'0" x 5'1" (2.75 x 1.57)



Electric underfloor heating, tiled flooring, low level Roca w/c, wash hand basin with mixer taps over and storage beneath, tiled splash back, mirror with light, large walk-in shower cubicle with sliding glazed door and fixed shower screen with mains rainfall shower with separate shower attachment over, chrome heated towel rail, inset spots, extractor.

Bedroom Two

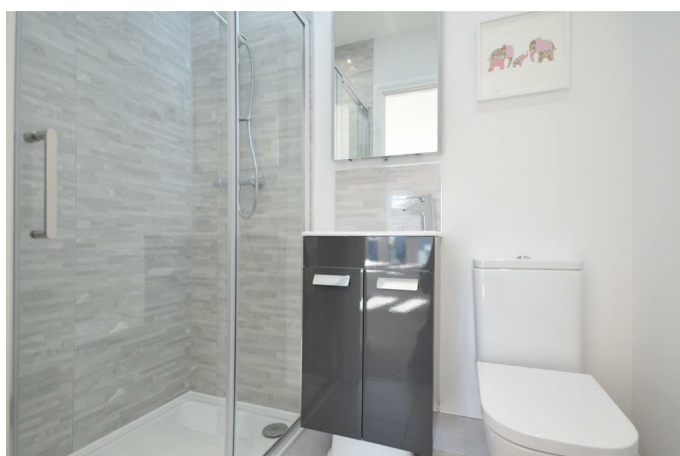
14'6" x 10'6" (4.44 x 3.22)



uPVC double glazed French doors with window and side panels onto Juliette balcony with glass balustrade, single radiator, inset spots, door to

En Suite Shower Room

6'11" x 5'6" (2.11 x 1.68)



Electric underfloor heating, tiled flooring, Velux window, suite comprising Roca low level w/c, wash hand basin with mixer taps over, tiled splash backs with storage cupboard beneath, mirror with light, fully tiled large walk-in shower cubicle with sliding glazed door and mains Rainfall shower with separate shower attachment over, inset spots, extractor, chrome heated towel rail.

Bedroom Three

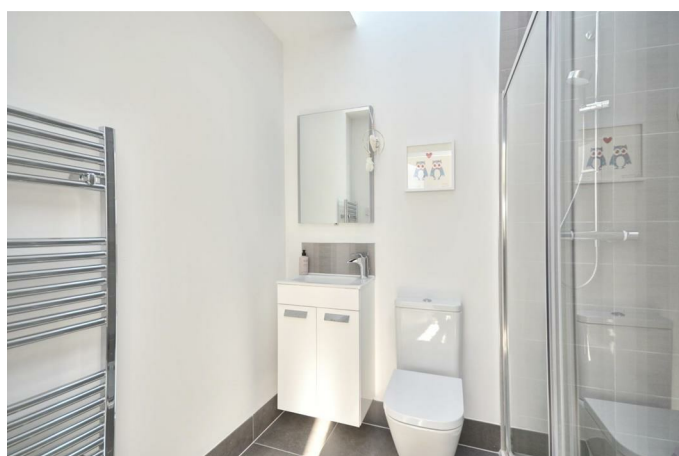
16'0" x 10'7" (4.88 x 3.23)



uPVC double glazed French doors with window and side panels onto Juliette balcony with glass balustrade, inset spots, single radiator, door to

En Suite Shower Room

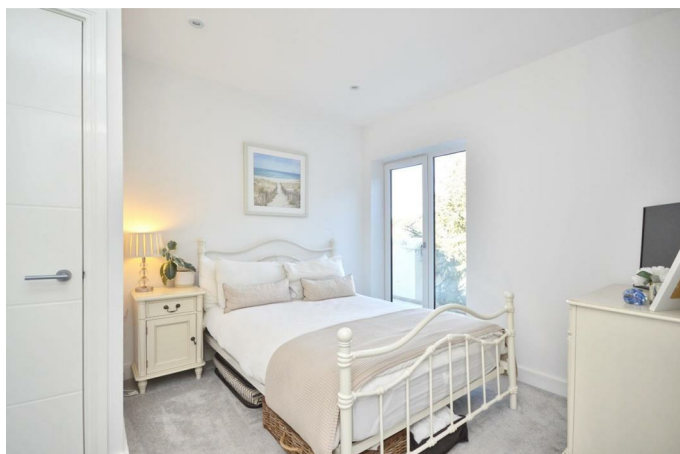
6'9" x 3'11" (2.07 x 1.21)



Electric underfloor heating, tiled flooring, Velux window, suite comprising Roca low level w/c, wash hand basin with mixer tap over and storage beneath, tiled splash backs, mirror with light, fully tiled shower cubicle with sliding glazed door and mains rainfall shower with separate shower attachment over,

Bedroom Four

10'11" x 9'7" (3.33 x 2.94)



uPVC double glazed door with fixed window to front aspect onto Juliette balcony with glass balustrade, inset spots, single radiator, storage cupboard housing pressurised water cylinder.

Family Bathroom

6'9" x 5'6" (2.07 x 1.70)



Obscured uPVC double glazed window to side aspect, suite comprising Roca low level w/c, wash hand basin with mixer taps over and storage beneath, tiled splash back, mirror with light, paneled bath with shower attachment, bath area tiled, tiled flooring, electric underfloor heating, chrome heated towel rail, inset spots, extractor.

Outside



The front of the property is laid mainly to driveway providing off street parking for a couple of vehicles,

there is pedestrian access on one side to the rear via a featheredge wooden gate. The southerly facing rear garden has a good sized level slabbed patio area immediately adjacent to the property ideal for alfresco dining, steps lead up to the remainder of the garden which is laid mainly to lawn with planting pockets containing evergreen shrubs along with a Beach tree, there is a further raised mulched border containing a mixture of shrubs, spring bulbs and evergreen Laurel hedging. There is an outside light to the rear and power. The rear garden is enclosed mainly by wooden featheredge fencing on all sides.

Directions

Sat Nav BS30 9EB

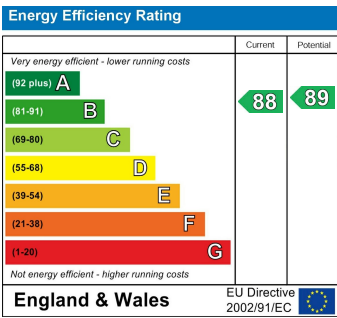
Floor Plan



Area Map



Energy Efficiency Graph



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