



Stoke Bishop

Guide Price £895,000

leese & nagle 

37 Glen Drive, Stoke Bishop, Bristol, BS9 1SA

- 4 Bedroom Detached Family Home
- Excellently Presented For Family Living
- Off Street Parking
- Woodland Backdrop and Established Garden
- Study
- Local Amenities and Transport Links

A great example of an attractive 1990's 4-bedroom detached family home of notable quality throughout, situated on a tranquil cul-de-sac in Stoke Bishop and enjoying a woodland backdrop. Architecturally it references the Tudor Revival façades of 1930s homes found within the area, but with the advantage of more contemporary design that incorporates an en-suite shower room, downstairs WC and practical utility space. It is set on a highly sought-after cul de sac in the Stoke Bishop suburb of the city, renowned for its quality housing stock, quiet tree-lined roads and proximity to excellent schools. Nearby Stoke Hill has a range of shops and amenities so practical for everyday living, augmented by the facilities of Westbury on Trym. Good transport links to the city centre as well as to the M4 and M5 motorway networks make it an excellent choice for those who need to commute but that want a more tranquil setting. This property lends itself to a wide range of buyers whether it be a growing family, professionals or potentially downsizers and boasts bright, well-decorated gas centrally-heated accommodation.

A block-paved driveway leads to a glazed door affording access into a welcoming reception hallway with solid oak flooring. Stairs from here ascend to the first-floor accommodation in addition to providing access to sitting/dining room, kitchen/breakfast room, study and downstairs WC. The front part of the sitting room is currently used by the owners as a dining room. The rear part is a large and light-filled space due to both French doors and two large windows that capitalise on the views of the garden. There is a feature fireplace, pendant lighting and neutral carpeting. The study to the front of the property also enjoys natural light from dual-aspect windows and also has oak flooring. To the rear is a modern kitchen/breakfast room, again overlooking the garden. The kitchen is well laid out with a range of fitted white units, contrast pale grey worktop, white metro tiled splashback, stainless-steel cooker hood and wall-mounted Vaillant combi boiler. There is space for range cooker, American-style fridge and dishwasher. Accessed from the kitchen is a good-sized utility room with a range of wall and base units, sink, side door to garden and plumbing for washing machine. To complete the downstairs is a useful, nicely appointed cloakroom off the entrance hallway.





Upstairs, the first-floor landing provides access to 4 bedrooms and a family bathroom with white suite comprising of WC, basin with vanity unit, bath with shower over and spa-style tiling. The generously-sized principal bedroom is to the front of the property with window to side, stylish built in wardrobes and neutral carpeting. This room has an en-suite comprising of shower, basin with vanity, WC, monochrome tiling and window to side. Bedrooms 2 and 3, to the front and rear respectively, are comparable in size, both being comfortable doubles, bedroom 2 has built-in wardrobes. Bedroom 4 to the rear also has storage, carpet and again takes a double bed.

Outside, there is a block-paved drive with ample space for parking, together with lawned area, with boundaries marked by fencing and a low wall. The integral garage is accessed via an up and over door and has power and light. The rear garden is south-easterly in aspect and is mainly laid to lawn with some established shrubs and younger trees. A good-sized patio area is accessed from the living room, with plenty of space for al-fresco dining. Woodland to the rear boundary provides further interest and there is a patio area to the rear that catches the afternoon and evening sun.

This is a lovely family home that can be moved into and enjoyed from the outset in a location that offers a fantastic lifestyle.

Nearby points of interest.

- Stoke Bishop CofE Primary School - 0.4km
- Sea Mills Primary School - 1km
- Elmlea Infant School - 1.1km
- Bristol Free School - 3.2km
- Westbury on Trym - 2km
- Clifton - 2.4km
- City Centre - 5km
- Cribbs Causeway - 6km



Energy Performance Certificate
Rating C



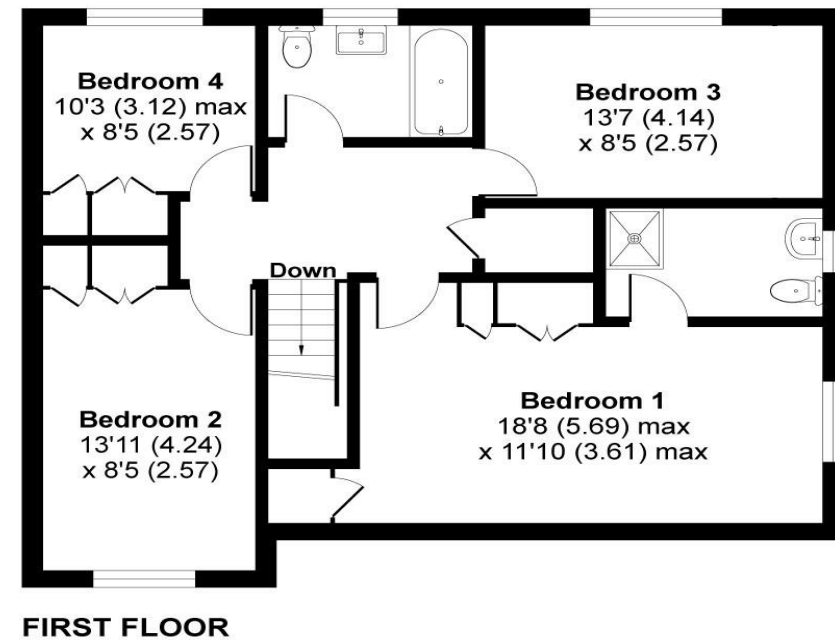
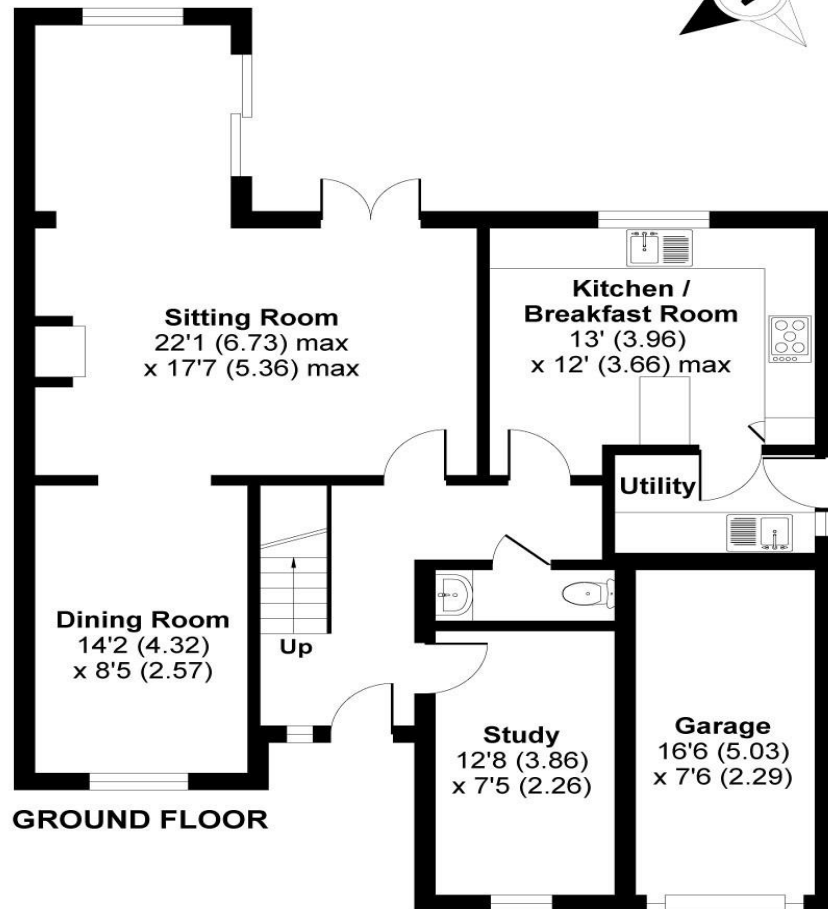
Glen Drive, Stoke Bishop, Bristol, BS9

Approximate Area = 1636 sq ft / 152 sq m

Garage = 115 sq ft / 10.6 sq m

Total = 1751 sq ft / 162.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|dhecom 2024. Produced for Leese & Nagle. REF: 1096474



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference 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. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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