



Stoke Bishop

Guide Price £1,295,000

leese & nagle 

17 Parrys Close, Stoke Bishop, Bristol, BS9 1AW

- Detached
- Immaculately Presented
- Versatile Accommodation
- Fantastic Elevated Views
- Elmlea and Bristol Free School Catchment
- Off Street Parking, Garage and Landscaped South Facing Rear Garden

A superb detached house that is fantastically well positioned to connect with the local schools such as Elmlea Infant and Junior School, Bristol Free School and a number of independent schools. Offering versatile accommodation as well as fantastic elevated views this property has much to offer and will suit a range of buyers.

The property is accessed to the front into a welcoming entrance that gives access to the lounge, optional bedroom 5/study, shower room, integral garage as well as bespoke Neville Johnson staircase to lower floor and to the first floor. The lounge is well proportioned with window to rear and sliding patio doors onto terrace that enjoys a beautiful view towards St Marys Church, Stoke Bishop. The room is immaculately presented with decorative fireplace with surround, coving, wall lights and is carpeted. To the front of the property is a room that offers versatility either as a fifth bedroom, study or even as a snug with window, coving and is carpeted. If used as a bedroom there is a shower room close by with obscured circular window, shower cubicle, low level WC, wash hand basin, dual fuel heated towel rail and a tiled flooring. Finally, there is an integrated garage.

Downstairs, there is a wonderful open plan kitchen/living/dining area that benefits from two sets of sliding patio doors that connect beautifully with the garden, one set benefitting an electronically operated awning. The kitchen is immaculately presented with a range of wall and base units, Silestone worktops and stand, Blanco double sink, Neff appliances including; hob, oven (hide and slide), combi oven/microwave, heating draw, dishwasher, fridge and freezer. Throughout the space is a hard wearing Karndean flooring. For the living space there is a fireplace with a flame effect electric fire and the dining area is ample space for a large family dining table perfect for day to day living and special occasions. Off the





kitchen is the utility room with window to side, Silestone worktop, stainless steel sink, plumbing for washing machine and additional storage. Furthermore, there is a useful storage cupboard that runs beneath the stairs and finally a separate WC with low level WC, wash hand basin with vanity unit.

To the first floor, the landing gives access to 4 bedrooms (main bedroom with en-suite), family bathroom, airing cupboard and access to loft space via drop down wooden ladder. Bedroom 1 has window to the rear with stunning elevated views, numerous built in wardrobes, coving and is carpeted. This bedroom enjoys a full en-suite with obscured window to front, bath with attractive granite surround, shower cubicle, low level WC, wash hand basin with granite surround. Bedrooms 2 and 3 are quite proportionate double rooms with similar features and views, both benefiting built in storage, coving and are carpeted. The final bedroom is a good single or study with elevated views over the back, built in storage, coving and is carpeted. The family bathroom has obscured window to side, bath, walk in shower with folding door, low level WC, wash hand basin, dual fuel towel rail and electric underfloor heating.

Outside, to the front, there is off street parking for several cars and is a brick paved driveway with access to the integral garage via electric sectional door, has power and lighting, obscured window to side, built in storage and cupboard housing wall mounted Worcester Bosch gas boiler and currently operates as a good home gym or excellent storage.

To the rear, there is a wonderful garden that is south facing. Initially from the house there is a large patio, perfect for a dining table and chairs for those al-fresco moments. Around the way, there is a raised decked area with pergola and vines with an area laid to artificial grass. Down several steps there is the main garden that is laid to lawn with an array of mature shrubs and trees, shed in the corner and finally there is secure side access.



**Energy Performance Certificate
Rating C**





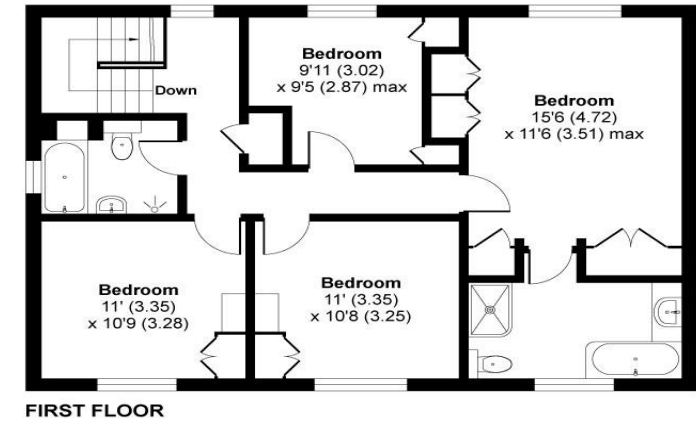
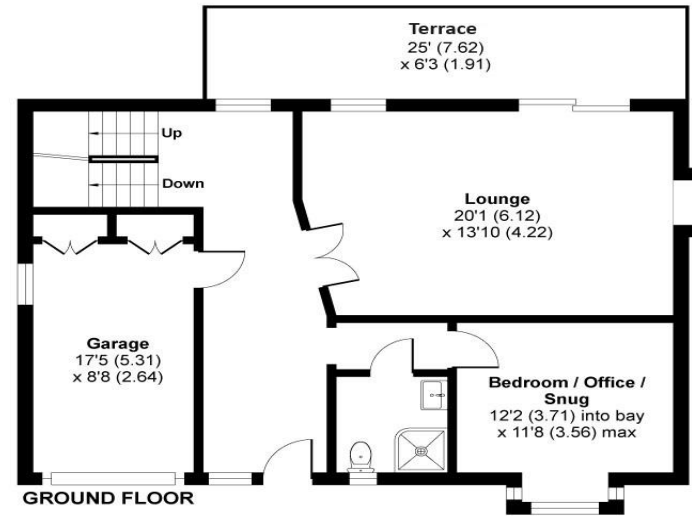
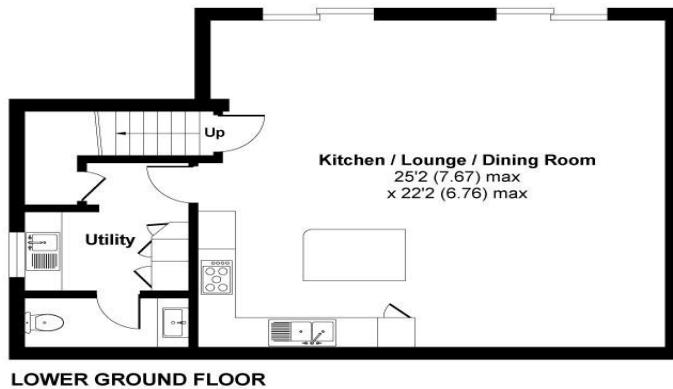
Parrys Close, Bristol, BS9

Approximate Area = 2238 sq ft / 207.9 sq m

Garage = 152 sq ft / 14.1 sq m

Total = 2390 sq ft / 222 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|checon 2024. Produced for Leese & Nagle. REF: 1150979



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