



| Guide Price | £725,000

leese & nagle 

April Cottage, 35 Druid Stoke Avenue, Bristol, BS9 1DE

- Detached Cottage Style House
- 3 Bedrooms
- Prestigious Location
- No Chain
- Detached Garage
- Proximity to Local Schools

This beautifully positioned cottage-style 3-bedroom detached house on the prestigious Druid Stoke Avenue is where charm meets convenience. The property offers not only a home, but a lifestyle in this highly sought after leafy suburb, where you will enjoy serene surroundings while still being close to the vibrant heart of Bristol. April Cottage is a sunny house benefiting from both morning and afternoon sunshine.

On viewing this house, you could picture mornings spent sipping coffee on your garden patio during the day, being around its lovely private surrounding gardens and during the evenings with its cozy living spaces that invite relaxation. The layout is perfect for families or downsizers, providing room to grow and entertain and yet still offers a lot of potential to extend even further.

The property is approached from a gate with a feature archway which supports yellow roses in the summer, down a pathway that leads to the front door. This opens into a welcoming wooden floored entrance hallway, where there is a staircase rising to upper floor and doors to all ground floor rooms. To the left is the sitting room with a window to the front, coved ceiling and two shelved recesses on either side of an open fireplace. The back of the sitting room is a sun room with a large storage cupboard and sliding patio doors that open out onto the private rear garden. The sitting room, stairs, landing and all the bedrooms are carpeted.

To the right off the hallway is the dining area with recessed shelving, window to front and is open to the kitchen to the rear. The white walled kitchen has an extensive range of fitted wall and base units with black granite effect worktops, and tiled splash backs and a double sink. The existing fridge/ freezer, cooker, dishwasher and washing machine are all included in the sale of the property. A back door opens out onto the garden. Completing the ground floor is a cloakroom/shower room with a white suite.





Moving upstairs there are two double bedrooms and a single bedroom; the master bedroom has several large fitted wardrobe and cupboard units.

There is a tiled family bathroom with white three piece suite, heated towel rail/radiator, and over-bath shower.

Outside, there are lovely gardens on all sides, mostly laid to lawn and enclosed by panel fencing and established shrubbery and some maturing trees. A slightly raised patio adjoins the rear of the house for catching the sun or enjoying ever popular alfresco dining. There are two attached store rooms to the side of the house and a detached single garage with tiled pitched roof, up-and-over door, power and light. There is also hard standing for a second car.

There is a highly rated primary school about five minutes walk away, and local parks and shops are within easy reach.

For the commuter, there are bus routes into the city - a bus stop at the end of Druid Stoke Avenue is only a few minutes' walk away, and Sea Mills train station, that connects with Bristol's main station at Temple Meads and the national railway network, is a ten minute walk from the house. To drive into central Bristol should take approximately 20 minutes along the A4/The Portway.

This is more than just a house; it is also a chance to be part of a welcoming community. The house offers a blend of tranquillity and suburban charm while enjoying the perks of city living, making April Cottage a rare opportunity not to be missed.



Energy Performance Certificate Rating D



Druid Stoke Avenue, Bristol, BS9

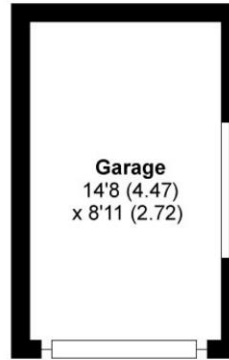
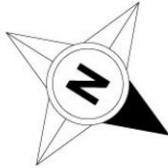
Approximate Area = 1072 sq ft / 99.5 sq m

Garage = 130 sq ft / 12 sq m

Outbuildings = 71 sq ft / 6.5 sq m

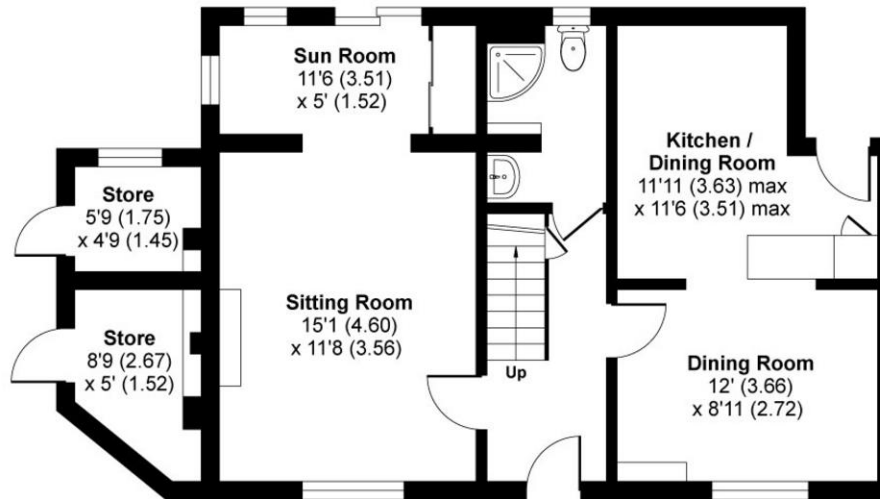
Total = 1273 sq ft / 118 sq m

For identification only - Not to scale



GARAGE

Garage
14'8 (4.47)
x 8'11 (2.72)



GROUND FLOOR

Sun Room
11'6 (3.51)
x 5' (1.52)

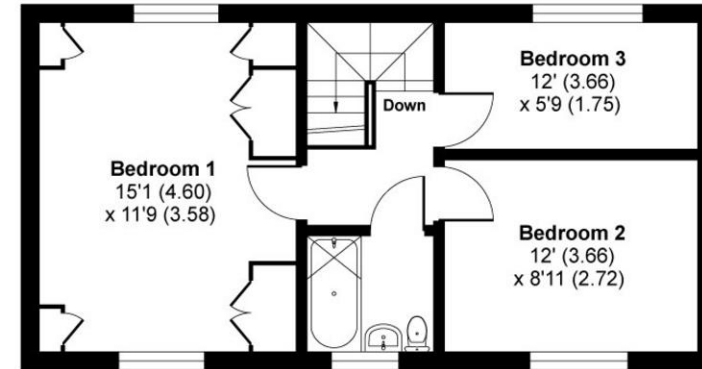
Store
5'9 (1.75)
x 4'9 (1.45)

Store
8'9 (2.67)
x 5' (1.52)

Sitting Room
15'1 (4.60)
x 11'8 (3.56)

**Kitchen /
Dining Room**
11'11 (3.63) max
x 11'6 (3.51) max

Dining Room
12' (3.66)
x 8'11 (2.72)



FIRST FLOOR

Bedroom 1
15'1 (4.60)
x 11'9 (3.58)

Bedroom 3
12' (3.66)
x 5'9 (1.75)

Bedroom 2
12' (3.66)
x 8'11 (2.72)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1188469



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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