



Stoke Bishop | Guide Price £1,215,000



101 Parrys Lane, Stoke Bishop, Bristol, BS9 1AN

- Stunning Detached Family Home
- Large Dual Aspect Sitting Room
- Open Plan Kitchen/Breakfast/Family Area
- 5 Double Bedrooms, 3 Bathrooms (2 en suite)
- Low Maintenance Rear Garden
- Double Garage & 3 Parking Spaces

We are delighted to offer this 1990's-built 5-bedroom executive detached home in this highly sought-after area of Stoke Bishop. This district is known for being family-friendly, with reputable schools and safe streets, making it a great choice for families looking for space and community and offering a lifestyle that's hard to match. Also, being in this area can positively impact property value over time, making it not only a comfortable home but a smart investment.

The property is close to Stoke Lane, Druid Hill, and Shirehampton Road, all offering excellent amenities including shops, cafes, and services, ensuring day-to-day convenience. There are also plenty of green spaces with the Durdham Downs, Stoke Lodge, Canford Park, and the Blaise Castle Estate all nearby which is perfect for those who appreciate the outdoors. So, whether you enjoy running, cycling, walking, or picnicking, these green spaces provide a tranquil escape, ideal for relaxation and recreation.

The house is approached via a private tributary road off Parrys Lane and then across number 101's brick-paved driveway to a covered porch and a door opening into a welcoming entrance hallway. There is a cloakroom and an impressive staircase to the upper floor and doors to the ground floor rooms. To the left via double inward opening doors is a large dual aspect c. 27' x 15' sitting room with an impressive inglenook recessed fireplace with an inset solid fuel fireplace, French doors that open onto the rear garden, and coving. To the rear is a dining room with a feature bay window and is open plan to a large kitchen/breakfast room with a window, extensive fitted modern units, a central feature island, dark worktops, an inset sink with mixer tap, tiled splashbacks, and integrated appliances. Throughout these areas is an attractive oak floor, LED lighting, and central French doors open out onto the garden. Off the inside of this room is a useful utility room with plumbing for the washing machine and an external door to the side of the house.





Moving upstairs there is an impressive mistral galleried landing area and a large loft has a drop-down ladder. All 5 bedrooms lading off can reasonably be described as double-sized. The smallest perhaps being better suited as is currently utilised a home office. Most of the bedrooms have built-in wardrobes and two of them including the master bedroom have en suite shower rooms. The remaining bedrooms are serviced by a nicely sized well-appointed family bathroom.

The outside front of the house has an area of lawn sheltered by an established hedgerow and there is a predominantly brick paved pathway for parking two cars. This gives access to a circa. 17' x 17' double integral garage with two independent up-and-over doors and has both power and light.

The rear garden is a good size, enclosed by timber fencing, and designed for enjoyment and low maintenance that feels private and level. It is south-west facing, perfect for those who enjoy the sun throughout the day, afternoon, and evening. The garden has a large patio by the house and is mainly laid to lawn with a range of mature shrubs and a tree.

While the home benefits from a tranquil residential setting, it is well-connected to major roads and public transportation, giving you easy access to Bristol's city centre, nearby highly reputed schools, business hubs, and other parts of the city.

In essence, this property combines luxurious space, practical living in an enviable location and an opportunity to enjoy a serene, high-quality lifestyle while staying connected to Bristol's vibrant amenities.

A fee of £65 a quarter is payable to Grove Amenity Company the residents management company for maintenance of the communal areas of the development.



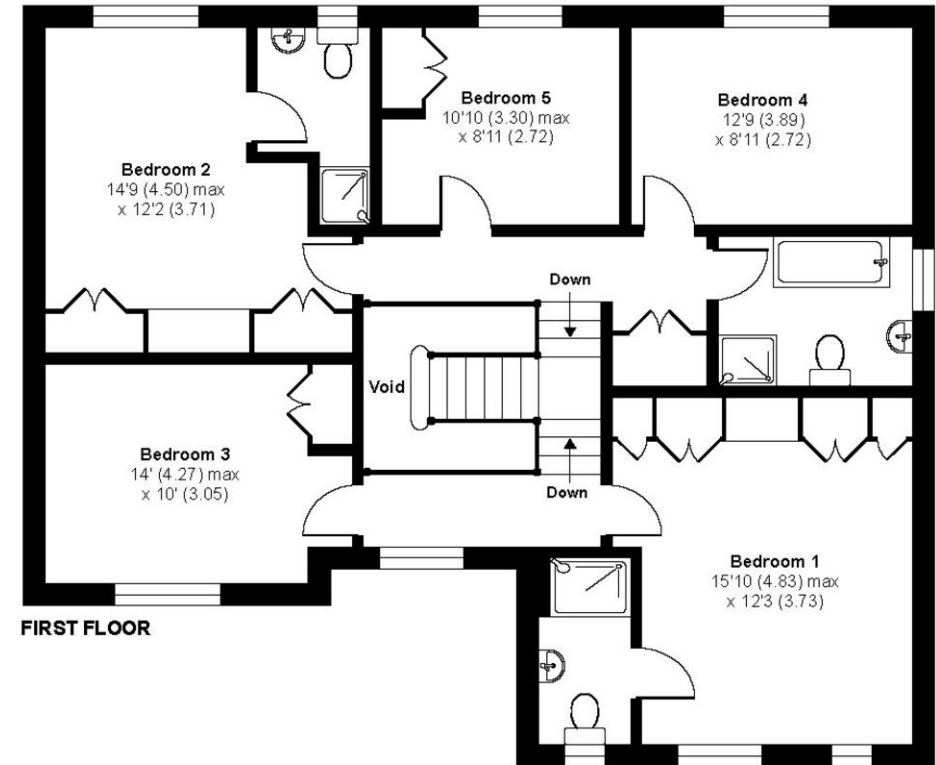
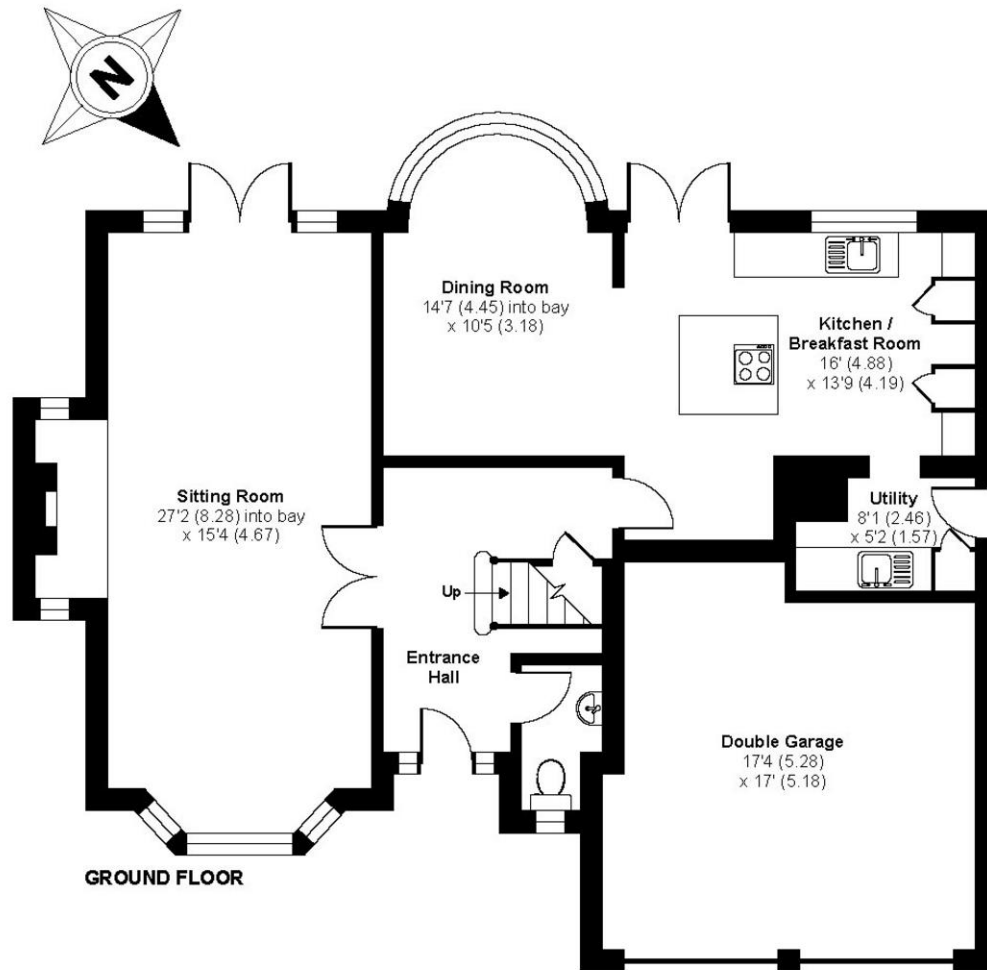
Energy Performance Certificate Rating G



Parrys Lane, Bristol, BS9

Approximate Area = 2294 sq ft / 213.1sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1201884 - BROCHURE



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