



| Reedley Road | Guide Price £1,150,000

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122 Reedley Road, Stoke Bishop Bristol, BS9 1BE

- 5 Bedrooms
- Detached Family Home
- Great Living Spaces
- Fantastic Location
- Excellent Local Schools
- Off Street Parking and Landscaped Rear Garden

A fantastic 5 bedroom detached family home set within popular Stoke Bishop. The property offers wonderful living spaces for families as well as well-proportioned bedrooms, multiple bathrooms, off street parking and a landscaped rear garden. It is within catchment to Elmlea and Bristol Free School as well as having convenient access to a number of independent schools.

The property is accessed to the front into a useful porch area, great for shoes and coats. Into the entrance hall, this gives passage to the reception rooms, kitchen/diner, study as well as the stairwell to the first floor and benefits a hard wearing Amtico flooring. The study is very practical with window to the front, it is a light room, that is neutral in decor and is carpeted. The main living space is to the rear with bi-fold doors that open to the landscaped garden, decorative fireplace with stone surround, built in storage into the alcoves and again the Amtico flooring. There is another reception room to the front of the house, with a bay window, matching decorative fireplace with stone surround and is carpeted. This is a perfect snug room for a family to enjoy. The kitchen/diner connects well with the main living space and acts as the 'hub' of the house. There are windows and French doors onto the garden and has a private outlook. The kitchen offers a range of wall and base units, quartz worktop with a tiled splashback, built-in appliances including; gas hob, electric oven, fridge/freezer and dishwasher. The dining area has ample space for a table and chairs with useful window seat that provides additional storage, there is also a cupboard that provides understairs storage. The kitchen has zonal underfloor heating. Off the kitchen is a lobby area that gives access to another room that offers versatility. It has a window to side and could easily operate as a fifth bedroom, children's playroom or home gym area, as it is currently set up as. Then there is a shower room with shower cubicle, low level WC, wash hand basin with vanity unit and is fully tiled. Finally, there is a utility room with window to rear, additional cupboard and worktop, stainless steel sink/drain, plumbing for washing machine, built in fridge/freezer and wall mounted Worcester gas combination boiler.





To the first floor, the landing provides access to the bedrooms, family bathroom and loft hatch. All of the bedrooms are well-proportioned with two of the bedrooms benefiting en-suites. It is also worth noting that two of the bedrooms have ample built in storage. The family bathroom has obscured window to rear, roll top bath with shower attachment, separate shower cubicle, low level WC, wash hand basin with vanity unit, underfloor heating and heated towel rail.

Outside, to the front there is off street parking for multiple cars together with an EV charging point. There is an attractive stone wall to the front and an area laid to lawn with several shrubs.

To the rear, the garden has been landscaped to create a lovely outdoor space. Off the house, initially there is a patio area with several steps that lead to the next tier. There is then a level area laid to lawn with balustrade. Up a few shallow steps and you approach the top tier which is laid to patio with pergola and shed to the corner of the garden. This top tier gets sunshine through the day and into the evening and is a lovely lifestyle area. There is also side access.



**Energy Performance Certificate
Rating D**

Council Tax Band F



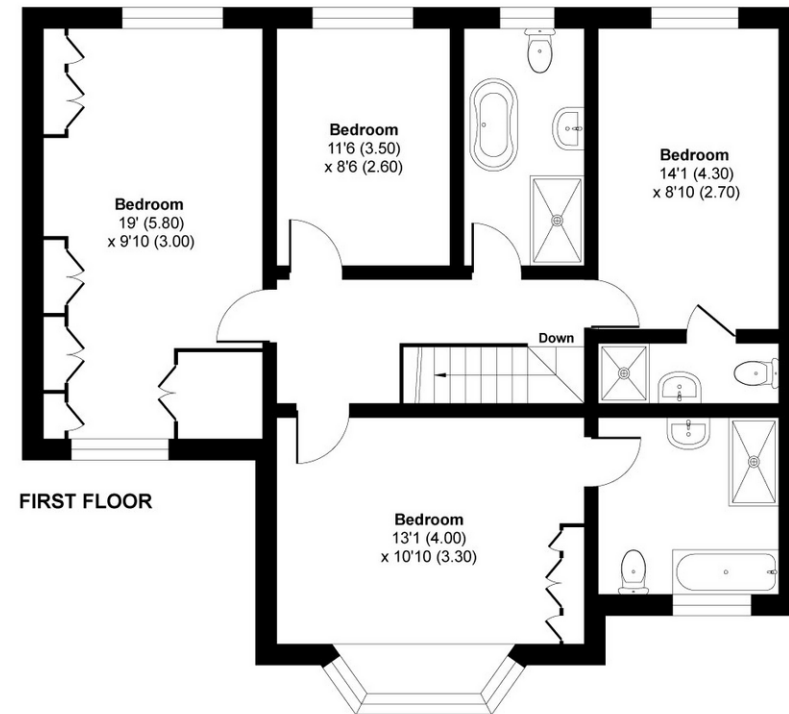
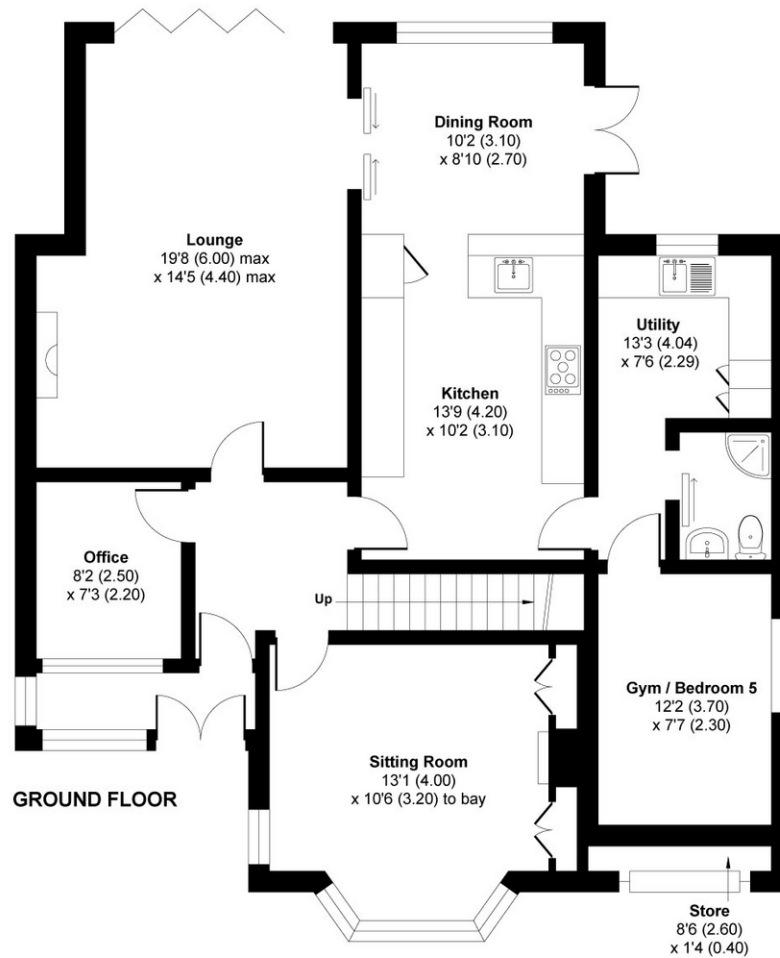
Reedley Road, Bristol, BS9

Approximate Area = 1991 sq ft / 184.9 sq m

Store = 10 sq ft / 1 sq m

Total = 2001 sq ft / 185.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Leese & Nagle. REF: 1300583



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