



| Back Stoke Lane |

Guide Price £675,000

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5 Back Stoke Lane, Westbury on Trym, Bristol, BS9 3QT

- 3 Bedrooms
- Semi Detached
- Open Plan Living
- Fantastic Rear Garden
- Proximity to Local Schools and Amenities
- No Chain

Discover a deceptively spacious cottage with a generous garden that perfectly blends charm and modern living, ideal for both families and downsizers alike, all within great school catchment areas and just a short distance to local amenities.

A wonderful home offering modern/contemporary living that is ready to move straight into. Viewing highly advised to avoid disappointment.

5 Back Stoke Lane is a fantastic 3 bedroom semi-detached cottage that has been carefully improved, extended and renovated throughout by its current owners. In brief, the property offers inviting entrance hall, large lounge, open plan kitchen/living/dining area, utility, 3 bedrooms, family bathroom and a fantastic rear garden. No onward chain.

The property is accessed to the front into a welcoming entrance hall that gives passage to the lounge, downstairs WC, useful built-in storage cupboards, kitchen/living/dining area and stairwell to the first floor. The lounge has windows to the front, is well proportioned, has built in storage areas and is carpeted. To the rear, the property has been extended to create a wonderful open plan kitchen/living/dining area that acts as the 'hub' of the house. This area enjoys bifold doors onto the rear garden, Velux windows as well as fantastic lantern window and an LVT flooring that runs through the majority of the ground floor. The kitchen comprises a range of wall and base units, solid laminate worktops with upstand, composite sink, electric range oven with stainless steel cookerhood, built-in Indesit dishwasher, integrated fridge/freezer, underlighters and large island. The living/dining area comfortably accommodates a large dining table and a living space that enjoy the views of the garden. Off the kitchen, there is a useful utility space with plumbing for washing machine, space for tumble dryer, window to side, door to rear garden.





To the first floor, there is access to the bedrooms and bathroom, as well as access to the loft. Bedroom 1 is to the rear with a lovely view over the garden, built-in storage with one of the cupboards housing the gas combination boiler and is carpeted. Bedroom 2 is to the front and is carpeted. Bedroom 3 is also to the front and would be a good single room or as a home office. The family bathroom has an obscured window to rear, shower cubicle, bath, low level WC, wash hand basin with vanity unit, LVT flooring and heated towel rail.

Outside, to the rear, is a beautiful and well stocked rear garden with some lovely shrubs and trees. Immediately from the house is a patio area great for 'al-fresco' dining and is a highly enjoyable area during the summer months as well as secure side access down the side of the house. The main garden is laid to lawn and is a great size. To the end of the garden there is an area laid to stone chippings, garden shed as well as a fun firepit area.

Please note the owner of this property is an employee of Leese & Nagle and we are obliged under our code of conduct to make all prospective buyers aware.



**Energy Performance Certificate
Rating D**

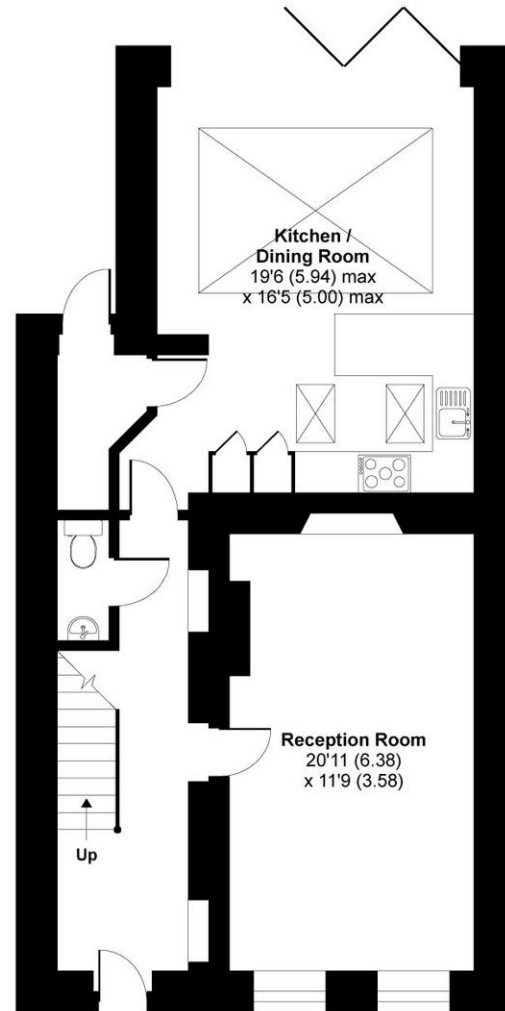
Council Tax Band D



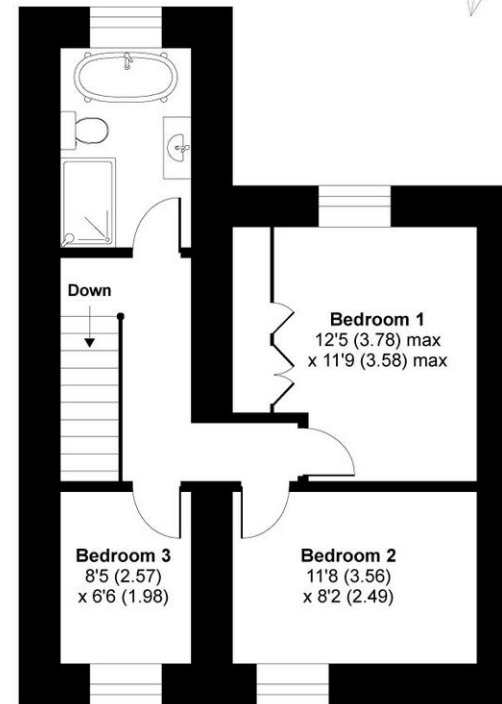
Back Stoke Lane, Bristol, BS9

Approximate Area = 1281 sq ft / 119 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Leese & Nagle. REF: 1192296



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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