

Dyer Close,Stoke Gifford Bristol BS34 8DG

welcome to

Dyer Close, Stoke Gifford Bristol

A beautifully presented two-bedroom home within the sought-after Highbrook View development, enjoying an elevated setting, two en-suite bedrooms, south-facing garden, driveway parking for two cars and exceptional access to Bristol Parkway, major employers and green spaces.

Dyer Close
Seller Comment
We love the peaceful feel of this home, tucked away in a quiet cul-de-sac while still being incredibly well connected. Bristol Parkway is within walking distance, making journeys to London and beyond easy and convenient. Despite being so close to the city, the location has a lovely countryside feel, offering the best of both worlds. The two en-suite bedrooms are particularly convenient when hosting family and friends, while the separate garden access from outside is another practical feature we really appreciate.

Location
Occupying a prestigious elevated position within the highly regarded Highbrook View development, this exceptional two bedroom end-terrace home enjoys an enviable setting at the top of this exclusive development. The position at the top end of the site accentuates the feeling of privacy and sense of peaceful living.

The elevated nature of the site as a whole delivers a unique offering that is both desirable and allows for views and light. The geographical position allows for exceptional transport links, access to the motorway, proximity to major employers and a wealth of local amenities.

Entrance
The front door is accessed over the well presented driveway with comfortable capacity for two vehicles. Herbaceous borders beside the modern glazed front door and open space to the forward aspect make for a very inviting entrance point.

Front Door Into Hallway
The modern front door with glazed panels leads directly into the smart hallway. Here instantly accentuates the feeling of size and space as found throughout. Light streams through from the main living room and a direct view is offered into the garden at the far end of the property. The kitchen and cloakroom lead from the hallway as does the attractive open staircase. Finished with modern parquet style flooring.

Cloakroom W.C
Well presented to include WC, basin and radiator. The continuation of flooring offers unity and the front facing window grants lovely natural light.

Living Room
WOW! The beautifully presented living room easily accommodates lounging furniture and a dining table with consummate ease. The space is light and bright with garden views and direct entry into said garden given the French doors. The space leads directly onto patio space prior to the lawn granting a sense of 'inside-outside' living as so many of us demand. Complete with a further continuation of the prior flooring and feature ceiling light.

Kitchen
The kitchen with window to the front aspect is very well presented and boasts another forward facing window. Complete with wall and base units in stylish grey tones, brushed steel handles and contrasting worktops. Here includes over average storage, integrated appliances and a gas hob with brushed steel extractor above.

Stairs Leading Upwards
Presented very well with custom fitted carpet runners which look great against the white painted spindles and banister. Here leads to the auditorium style landing which again accentuates the feeling of size and space.

Bedroom 1
The primary bedroom boasts pretty views over the green space to the front aspect and full bathroom with bath and shower over plus WC. The space is finished to the highest standard as we have come to expect with this house and offers flexible usage options. * The room is currently used as a spare room and home office due to owner preference.

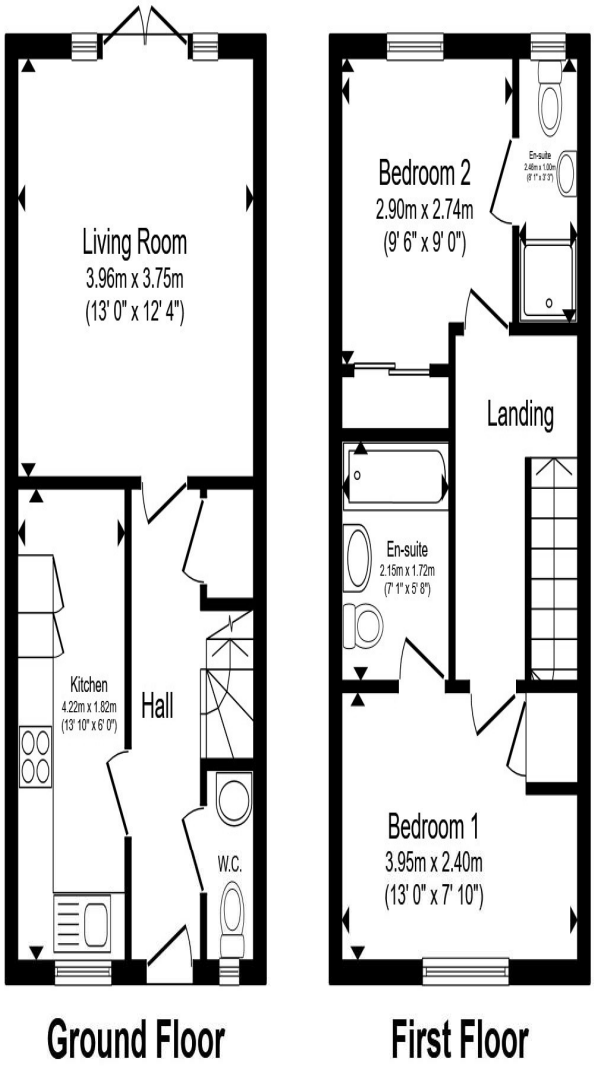
Ensuite
Complete with full bath and shower over, WC and basin. Smart and contemporary presentation with tiling, modern flooring, extractor and shaver point.

Bedroom 2
The second bedroom offers similarly impressive proportions and again offers lovely views which from here are over the garden. The space includes double built-in storage and further continuation of the attractive flooring as elsewhere. Light, bright and offers a serene feel as per Bedroom 1. (Again, flexible accommodation as your requirements dictate).

Ensuite
Shower ensuite to include the shower cubicle, WC, basin, radiation, extractor and shaver point. Light and bright with rear facing window.

Driveway Parking
The well presented drive offers comfortable capacity for two vehicles.

Garden
The attractive southerly facing garden is accessed directly from the main living room and thus offering a pleasant sense of 'inside-outside' living. The



Total floor area 64.6 m² (695 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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welcome to

Dyer Close,

Stoke Gifford Bristol

- Sought-after Highbrook View development
- Elevated position within a low-density setting
- Two generous double bedrooms / Two en-suite bathrooms
- Double Glazing / Gas Central Heating / Favourable EPC B rating
- Beautifully presented throughout

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£360,000



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The Property Ombudsman

Property Ref:
STG110333 - 0002

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