

247 New Road, Stoke Gifford, South Gloucestershire, BS34 8TQ

GUIDE PRICE £560,000

GOODCHILD ESTATE AGENTS

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PROPERTY OVERVIEW

Occupying a particularly private and established corner plot in Stoke Gifford, this substantial four-bedroom family home has been significantly extended by the present owners, creating an impressive combination of generous living accommodation, attractive gardens and an unusually spacious detached double garage.

Extending to approx. 1,721 sq ft including the garage, the property offers considerably more space than might initially be expected, with the substantial ground-floor extension situated on a corner plot.

The accommodation is beautifully presented with attractive finishes and plenty of natural light throughout. The principal sitting room is undoubtedly one of the property's most impressive features, measuring approx. 25'7" x 20'1". The extension has transformed the original ground-floor layout, creating a wonderfully spacious living environment with broad windows overlooking the gardens.

The kitchen measures approx. 17'2" x 9'9" and is fitted with an attractive range of wall and base units and space for appliances. Glazed doors open directly onto the garden, creating an appealing connection between the internal accommodation and the outside space. A useful ground-floor cloakroom completes the accommodation on this level.

An additional benefit is the installation of solar photovoltaic panels, which provide electricity for household use during daylight hours and can help reduce reliance on electricity purchased from the grid. The panels were installed through an arrangement with A Shade Greener, which retains ownership of the equipment and is responsible for its monitoring, maintenance and insurance under the terms of the existing agreement. This allows the homeowner to enjoy the electricity generated without responsibility for the original installation costs or routine maintenance of the system.

The first floor provides four bedrooms arranged around a central landing, together with the family bathroom. The principal bedroom is particularly generous, measuring approx.18'0" x 13'6", and provides an excellent amount of space for bedroom furniture. Bedroom two measures approx. 13'5" x 8'3", while bedroom three measures approx. 10'0" x 8'10". The fourth bedroom measures approx. 8'9" x 8'0" and provides useful flexibility as a child's bedroom, nursery or dedicated home office. The family bathroom serves all four bedrooms and completes the first-floor accommodation.

The house occupies an attractive and established corner plot setting, with beautifully maintained gardens. The front garden is especially attractive, incorporating a neatly maintained lawn, raised planting beds and gravelled pathways. To the rear, the garden is predominantly laid to lawn, with a paved terrace immediately adjoining the house.

A particularly valuable feature is the substantial detached double garage, measuring approx. 19'11" x 19'0", providing an excellent space for vehicles, storage, workshop or hobby use. Generous off-street parking provides further practicality.

Location
Stoke Gifford is one of North Bristol's most conveniently positioned residential areas, combining established neighbourhoods and excellent everyday amenities with particularly good access to major employment centres and transport connections.

MOD Abbey Wood and the University of the West of England's Frenchay Campus are also conveniently accessible, together with the significant employment opportunities around Filton, Abbey Wood and North Bristol.

Property Information
Tenure: Freehold, subject to an existing solar panel roof-space lease

Solar Panel Information
The property benefits from solar panels installed under a third-party roof-space lease with A Shade Greener, understood to have commenced in 2012 for a term of 25 years. The homeowner benefits from electricity generated during daylight hours, while A Shade Greener retains ownership of the panels and is responsible for their monitoring, maintenance and insurance under the lease arrangements.

Important: The roof-space lease remains in place following a sale. Prospective purchasers should ask their solicitor to review its terms and confirm that the arrangement is acceptable to their mortgage lender. Any required legal documentation or lease amendments may involve additional fees.

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KEY DETAILS

- Substantial & Significantly Extended Four-Bedroom Family Home
- Approximately 1,721 Sq Ft / 159.9 Sq M Including Garage
- Four Bedrooms
- Generous Kitchen With Direct Garden Access
- Attractive, Established Front & Rear Gardens
- Exceptionally Spacious Detached Double Garage
- Solar Panels Providing Electricity During Daylight Hours

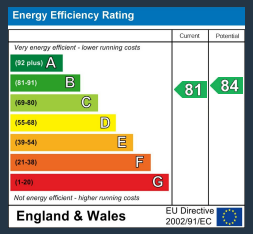
Guide Price: £560,000

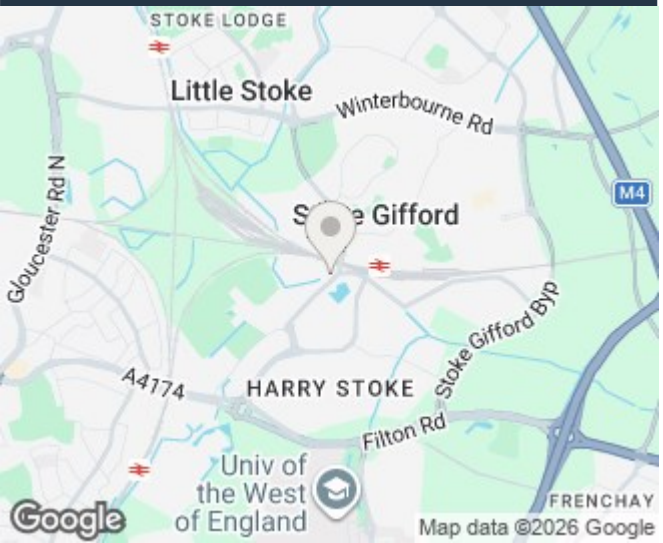
Tenure: Freehold

Council Tax Band: D

Local Authority: South Gloucestershire

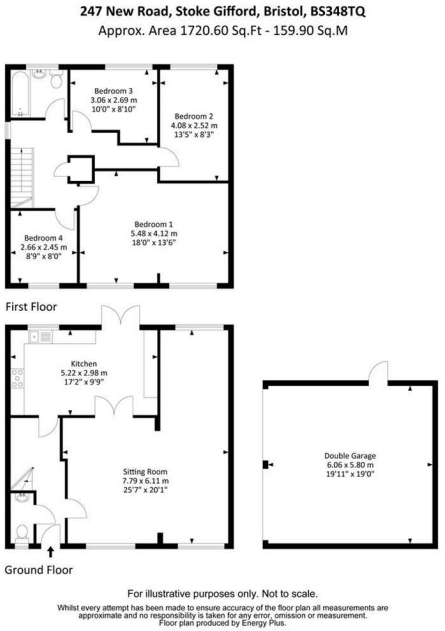
Vendors Onward Position:
Onward Purchase





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Whilst every care has been taken in the preparation of these particulars, their accuracy is not guaranteed and they should not be relied upon as statements or representations of fact. All information has been provided in good faith and may have been supplied by the seller, landlord or other third parties. Interested parties should satisfy themselves by inspection, survey and other enquiries as to the correctness of any information provided.
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Material Information has been compiled from information provided by the seller, landlord, HM Land Registry, public authorities and other sources considered reliable at the time of publication. However, prospective purchasers or tenants must make and rely upon their own enquiries and investigations before proceeding.
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