



Kilby Road, Stoke Gifford Bristol BS34 8DH

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welcome to

Kilby Road, Stoke Gifford Bristol

Prestigious five/six-bedroom (all doubles) detached family home occupying an elevated position within an exclusive cul-de-sac of just four properties. Offering spacious, versatile accommodation over three floors, private gardens, detached garage, and beautiful green surroundings.

Kilby Road

Location

Occupying a prestigious elevated position within the highly regarded Highbrook View development, this exceptional five/six-bedroom detached family home enjoys an enviable setting at the end of an exclusive cul-de-sac comprising just four properties.

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.

Access And Entrance

The cul-de-sac leads away from the main section of Kilby Road opening up into an enclave of just four homes. The property in question sits at the far end of said cul-de-sac offering further exceptional private and a real feeling of serenity. The front space beyond the driveway is adorned with pleasant lawn and attractive hedgerow along the boundary. Beyond here are mature trees which continues the desirable theme.

Front Door Into Hallway

The modern glazed doors leads inward to the hallway which is light and bright leading to all further areas. The space instant accentuates the feeling of size and space as throughout.

Gound Floor Overview

Here we find the primary living room, home office/bedroom 6, cloakroom WC, separate utility and stunning full width kitchen-diner with garden views and direct access outside.

First Floor Overview

Here we find the primary bedroom complete with ensuite and dressing room, family bathroom and two further double bedrooms.

Top Floor Overview

Here we find two additional double bedroom complete with dormer windows to the front aspect and spacious additional family shower room.

External Garden

Spacious lawned garden with direct access from the kitchen-diner and additional convenient side access. Complete with well maintained and smart boundary fencing.

Garage

Very spacious garage complete with power and lighting. Access from the driveway with side wall to the garden. Exceptionally useful and offers opportunity given the sheer proportions and full pitched and tiled roof.

Driveway

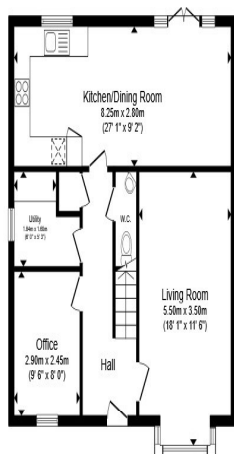
Driveway parking to the front aspect,

Further Agents Notes

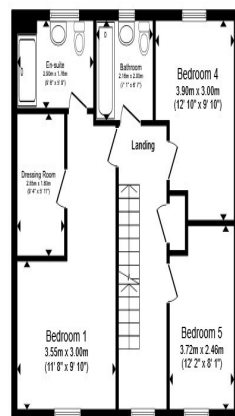
Full Freehold. Offered with vacant occupation and no chain.

It is a rarity to find such a substantial home in a location such as this. We invite your questions and are happy to arrange viewings and inspections accordingly.

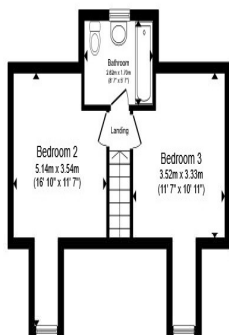
Please see the floorplan for dimensions and the interactive videotour for full understanding of the property.



Ground Floor



First Floor



Second Floor



Garage

Total floor area 182.0 m² (1,959 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



welcome to
Kilby Road,
Stoke Gifford Bristol

- Prestigious elevated position within an exclusive cul-de-sac of just four homes
- Exceptional five/six-bedroom detached family residence **See Videotour and Floorplan for Dimensions**
- Versatile three-storey layout offering superb family flexibility
- Stunning full-length kitchen-dining room with attractive garden views
- Three bathrooms plus additional ground floor cloakroom

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

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Property Ref:
STG110353 - 0004

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