



Weycroft, 58 Stoke Hill  
Guide Price £770,000

RICHARD  
HARDING



# Weycroft, 58 Stoke Hill

Stoke Bishop, Bristol, BS9 1ER

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A most appealing, 4 bedroom, 3 reception room, extended 1930's semi-detached three storey family home, situated in an immensely desirable location just a short stroll of local schools and shops, with impressive ground floor living accommodation and a pleasant 30ft x 25ft rear garden.

## Key Features

- Presented to a high standard throughout this property has undergone much improvement in recent years including new kitchen with shaker style units, quartz worktops and integral appliances.
- Google Nest central heating system.
- Superb location for families within the AFP for Stoke Bishop C of E Primary School and Elmlea School catchments and nearby shops and amenities of Stoke Hill, whist within easy reach of Durdham Downs, Stoke Lane/Westbury village and the city centre.
- **Ground Floor:** entrance vestibule, reception hall, sitting room, kitchen/breakfast room, family room, cloakroom/wc.
- **First Floor:** landing, 3 bedrooms, family bath/shower room.
- **Second Floor:** landing, 4<sup>th</sup> bedroom (4 in total).
- **Outside:** easy maintenance front garden, attractive (30ft x 25ft) rear garden with sitting out areas.
- Handy rear access lane offering potential to create off-street parking in the rear garden (subject to first obtaining the requisite consents).
- A lovely family home, of circa 1618 sq. ft., in a convenient and popular location.





## GROUND FLOOR

**APPROACH:** steps lead up from the pavement to a pathway leading alongside the level lawned front garden. UPVC double glazed front door, opening to:-

**ENTRANCE VESTIBULE:** UPVC double glazed windows to the front and side elevations, tiled flooring, ceiling light point. Part obscure glazed wooden door, opening to:-

**RECEPTION HALL:** (14'0" x 4'6" widening to 5'7") (4.27m x 1.37m/1.70m) a most welcoming entrance to this spacious family home, with LVT parquet-style flooring, obscure glazed internal window to front, staircase rising to first floor landing, coat hooks, radiator, two ceiling light points, understairs storage cupboard. Part glazed wooden door opening to the kitchen/breakfast room. Panelled doors, opening to:-

**SITTING ROOM:** (16'10" max into bay x 12'9" max into chimney recess) (5.13m x 3.89m) wide bay window to front elevation comprising leaded double glazed windows. Attractive feature fireplace with coal effect gas fire, stone surround and slate hearth. Recesses to either side of the fireplace with fitted shelving, exposed wooden floorboards, coved ceiling, inset ceiling downlights, radiator.

**CLOAKROOM/WC:** comprising low level dual flush wc and corner wash hand basin with hot and cold water taps. Fully tiled to dado height with mosaic strip, obscure glazed window to the side elevation, radiator, tiled flooring, wall light point.

**KITCHEN/BREAKFAST ROOM:** (23'0" x 10'7" plus 8'8" x 8'8") (7.01m x 3.23m plus 2.64m x 2.64m) a large sociable kitchen/breakfast room with a range of shaker-style base and eye level units with a combination of drawers, cabinets, shelving, wine rack and glazed display cabinets. Carrera marble-style quartz worktop surfaces with matching upstands, undermount ceramic sink with indented draining board to side and insinkerator, Quooker swan neck mixer tap (available by separate negotiation). Matching island unit incorporating breakfast bar with cupboard and drawers below plus integrated wine cooler. Integral appliances include electric ovens, 5 ring gas hob, stainless steel extractor hood and a dishwasher. Space for tall fridge/freezer with water feature. High sloping ceiling with two Velux skylight windows and a multitude of inset ceiling downlights. Parquet style LVT flooring, radiator, moulded skirtings. Double opening cupboard with space and plumbing for washing machine and tumble dryer on stacker system. Part multi-paned wood panelled door opening externally to the side elevation. Bay window overlooking the rear garden having the of ease of double opening glazed casement windows. Further double double glazed double doors which open out onto the sitting out area and rear garden. Wide opening from the breakfast area to:-

**FAMILY ROOM:** (12'4" x 11'8" max measurements) (3.76m x 3.56m) central period style fireplace with coal effect gas fire, cast iron surround, slate hearth and ornately carved timber mantelpiece. Recesses to either side of the fireplace, moulded skirtings, radiator, coved ceiling, ceiling light point.

## FIRST FLOOR

**LANDING:** double glazed window to the side elevation, inset ceiling downlights. Turning staircase ascending to the second floor which enjoys plenty of natural light via an additional wide window to the side elevation. Stripped pine panelled doors with brass door furniture, opening to:-

**BEDROOM 1:** (16'10" x 13'0" max measurements) (5.13m x 3.96m) wide bay window to the front elevation comprising leaded double glazed windows, two radiators, chimney breast with recesses to either side, ceiling light point.

**BEDROOM 2:** (12'5" x 11'8") (3.78m x 3.56m) a range of double glazed windows overlooking the rear garden, chimney breast with recesses to either side and both with fitted shelving, moulded skirtings, radiator, ceiling light point.

**BEDROOM 3:** (8'6" x 7'5") (2.59m x 2.26m) feature bay window to front comprising leaded double glazed windows, picture rail, moulded skirtings, radiator, fitted shelving, ceiling light point.

**FAMILY BATH/SHOWER ROOM/WC:** comprising: low level dual flush wc; period style pedestal wash hand basin with hot and cold water taps; large shower cubicle with fully tiled surround, wall mounted shower unit plus handheld shower attachment and circular overhead shower; panelled bath with wall mounted mixer tap and built-in shower unit with additional overhead circular shower. LVT wood effect flooring airing cupboard housing Vaillant gas fired combination boiler with slatted shelving surround, majority tiled walls, inset ceiling downlighters, obscure upvc double glazed window to the rear elevation, radiator.



## **SECOND FLOOR**

**LANDING:** aforementioned wide double glazed window to the side elevation, eaves storage, fitted shelving, two wall light points. Door opening to:-

**BEDROOM 4: (15'10" x 11'4") (4.83m x 3.45m)** dormer style double glazed window to the rear elevation with far reaching rooftop views, Velux skylight window, generous eaves storage, inset ceiling downlighters, two wall light points, radiator.

## **OUTSIDE**

**FRONT GARDEN:** immediately in front of the property is a level section of lawn enclosed by low level timber fencing with mature shrubs that include acers, cherry blossom and roses. Between the lawn and pavement and at a slightly lower level is a two tiered section of garden designed for ease of maintenance and planted with mature shrubs. A side pathway gives access to the rear garden via two pedestrian gates (one shortly after another).

**REAR GARDEN: (30ft x 25ft) (9.14m x 7.62m)** raised patio seating out area immediately to the rear of the breakfast area which provides ample space for garden furniture, potted plants and barbecuing etc. There is a further paved area which runs alongside the remainder of the garden which is level lawned and in all fully enclosed by timber fencing. Useful garden shed, outside tap, mature flower border, outside lighting. Pedestrian gate providing access to useful rear access lane leading off to Stoke Road.

## **IMPORTANT REMARKS**

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

**PLEASE NOTE:**

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.

2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

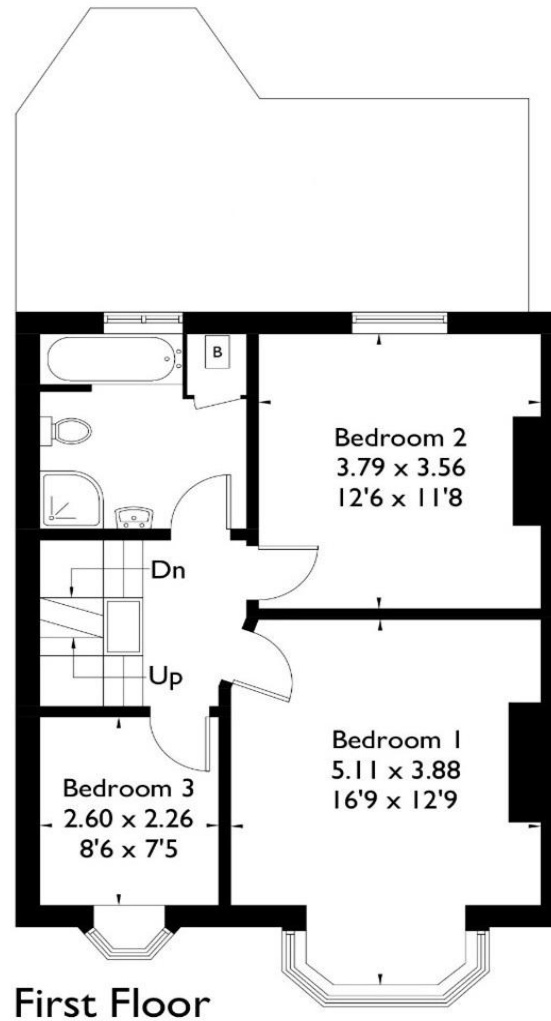
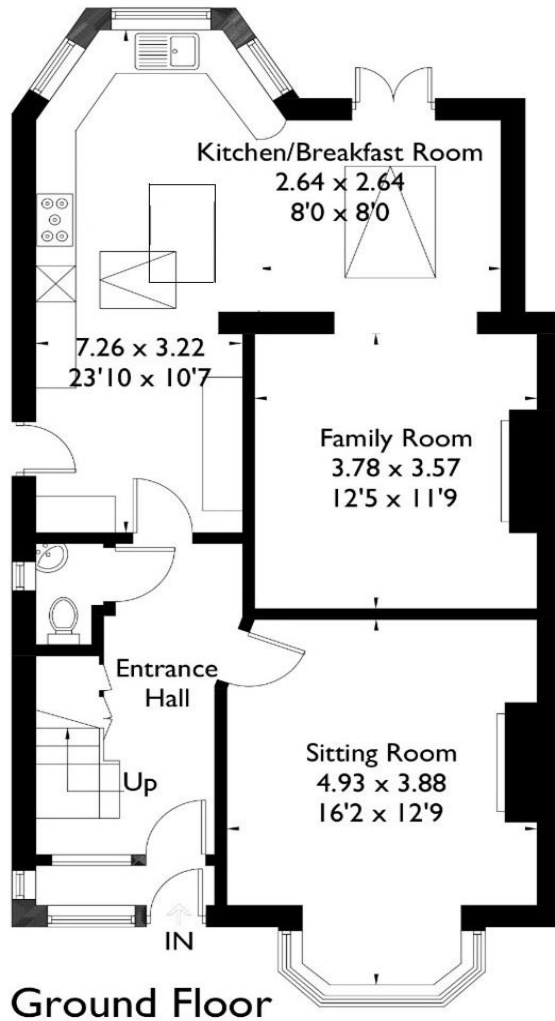
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**




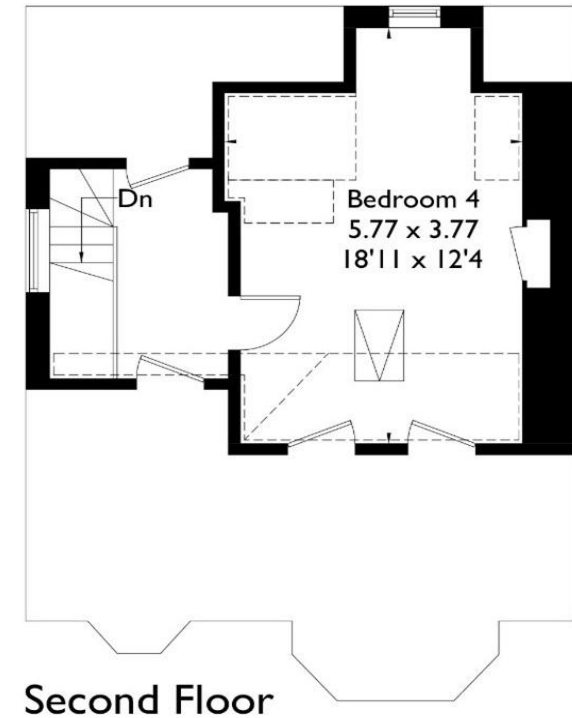


# Stoke Hill, Stoke Bishop, Bristol, BS9 1ER

Approximate Gross Internal Area = 150.3 sq m / 1618 sq ft



 = Reduced headroom below 1.5m / 5'0



Job Ref: 148272

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.