



**Avonsmere Residential Park, Stoke Gifford Bristol BS34 8QP**

**welcome to**

## **Avonsmere Residential Park, Stoke Gifford Bristol**

This desirable and spacious park home is presented to a very high standard, sits on an impressive plots with wrap-around garden and boasts a double length driveway. The property which is less than 10 years old is stylish and functional whilst capitalising on a favourable (and private) park position

### **Avonsmere Residential Park**

#### **Entrance**

Access is granted over the impressive driveway space and through the well maintained garden to the side. A modern door leads inwards.

#### **Hallway**

The entrance hallway instantly accentuates the feeling of space as found throughout and adds to the homely feel of this property. Finished to a high standard to include carpet, radiator and further storage.

#### **Living Area**

17' 7" max x 13' 5" max ( 5.36m max x 4.09m max )

The 17ft living space absorbs the living room and adjacent kitchen with consummate ease, A 'two thirds' dividing wall allows for the perfect amount of separation whilst allowing for an open-plan feel. Multiple windows here offer beautiful light and a lovely outlook. The space is finished to a very smart and comfortable standard to include carpet, ceiling lights and attractive electric fireplace with surround.

#### **Kitchen Area**

The exceptionally well presented kitchen offers wall and base units and various fitted appliances including the double fridge and freezer. Windows to both sides make for a beautiful room which is finished with modern grey wood effect flooring and overhead lighting.

#### **Bedroom**

11' 10" max x 8' 3" max ( 3.61m max x 2.51m max )

The well proportioned, light and bright room offers exceptional fitted and built-in storage with garden views to the side aspect. Finished with carpet and overhead lighting. \* Loft access offered here via ceiling hatch.

#### **Bathroom**

8' 7" max x 5' 1" max ( 2.62m max x 1.55m max )

Again...exception well presented, stylish and functional. The bathroom includes an oversized walk-in shower, WC, basin over vanity and extractor. Here further offers additional storage.

#### **External Plot**

The plot measures circa 34 feet x 49 feet making it feel very spacious.

#### **Garden**

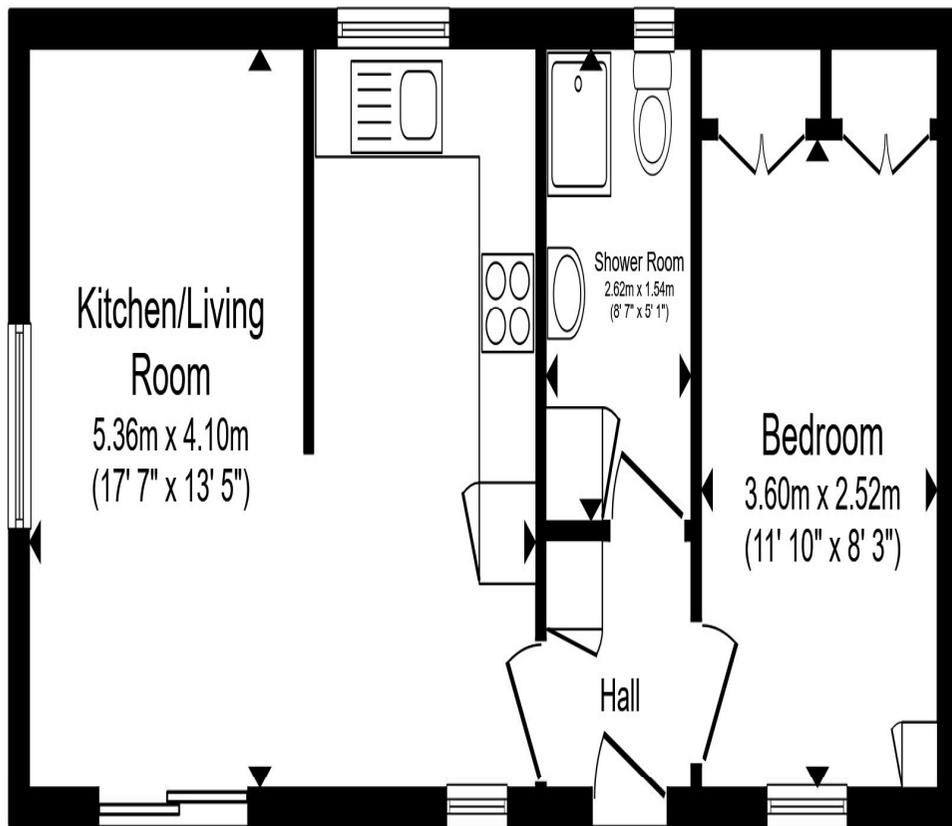
Superb wrap-around garden space with decorative gravel, paved sections and artificial grass. The modern storage shed is to be left,

#### **Double Driveway**

Double length driveway adds huge convenience.

#### **Agents Notes**

The property is being sold with no chain.



**Floor Plan**

Total floor area 39.4 m<sup>2</sup> (424 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](http://www.propertybox.io)



**welcome to**  
**Avonsmere Residential Park,**  
**Stoke Gifford Bristol**

- Spacious One Bedroom Park Home - Less than 10 Years Old
- Sough-After Avonsmere Site / Favourable Plot Position
- Very Well Presented Throughout / Light and Bright
- Wrap Around Garden within Notably Spacious Plot
- Convenient Double Length Driveway

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

**£150,000**



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Property Ref:  
STG110009 - 0002

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