



188 OAK LEAZE

Charlton Hayes, Patchway, Bristol, BS34 5FN

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An exceptional detached modern home, presented in superb condition with the advantage of a double garage and two off-street parking spaces.

DETACHED FOUR-BEDROOM FAMILY HOME | SOUGHT-AFTER "CANTERBURY" DESIGN | IMMACULATE PRESENTATION AND RECENTLY LANDSCAPED REAR GARDEN | DOUBLE GARAGE AND TWO OFF-STREET PARKING SPACES | STUNNING KITCHEN AND OPEN PLAN DINING ROOM | SEMI-OPEN PLAN SITTING ROOM | STUDY | MASTER BEDROOM WITH EN-SUITE SHOWER ROOM | THREE FURTHER DOUBLE BEDROOMS | FAMILY BATHROOM & SEPARATE CLOAKROOM SOUTH FACING LANDSCAPED GARDEN

Situation

Charlton Hayes is a sought-after modern development of stylish modern family homes and apartments, perfectly situated on the edge of Cribbs Causeway, with quick and easy access to the M4, M5 and Gloucester Road (A38).

The area is exceptionally popular with families, and the house is close to major employers including Rolls Royce, Airbus, the MOD at Abbey Wood and multiple businesses at Aztec West. The infrastructure, with the M5 (1.6 miles) and M4 (3.4 miles) and Bristol Parkway Train Station (2.5 miles) is perfect too for those looking to commute.

There is extensive shopping nearby with Cribbs Causeway providing both a John Lewis superstore and Marks & Spencer. The Gloucester Road is famous for its independent retailers, accessible just a little over three miles to the south.

For Sale Freehold

188 Oak Leaze is a "Canterbury" style double fronted detached family house, completed by Bovis Homes in the summer of 2014. The current owners have lovingly maintained the house, as well as carrying out numerous improvements – such as fitting bespoke blinds, purchasing upgraded flooring and kitchen units, landscaping the garden and recently redecorating the house throughout.

With its southerly facing rear garden, the house is flooded with natural light and enjoys a modern open plan feel, connecting the kitchen, dining room and sitting room; along with French doors out into the garden.

Over the hall floor, ceramic tiles welcome you into the entrance hall, with access to the useful study and a separate generous fully fitted cloak room. This doubles as a utility room, with space and plumbing for a washing machine and dryer.





The 25' kitchen / dining room is a stunning space, with a ceramic tiled floor stretching the full width, and windows from the kitchen overlooking the rear garden along with French doors from the dining area opening out. There are a range of high gloss fitted wall and floor mounted storage cupboards, with an integrated fridge / freezer and dish washer. Plenty of workspace is provided and the owners have an upgraded 5 ring gas hob.

Semi-open plan to this is the spacious dual aspect sitting room, with a stylish grey carpet providing comfort and a bay window to the front.

Upstairs, the house boasts four double bedrooms with a generous master bedroom complete with an en-suite shower room and fitted double wardrobe. The three further double bedrooms share a well-appointed family bathroom, with feature tiles above the panelled bath – along with a thermostatic wall mounted shower. Both the bathroom and the en-suite are finished with low level w.c's, wall mounted wash basins and heated towel ladders.

On the landing, there is access to loft storage, as well as a fitted cupboard housing the "Mega Flo" hot water tank with shelving for linen above.

Outside

188 Oak Leaze is situated towards the northern edge of Charlton Hayes – opposite a small copse and, once the development is fully completed, a proposed cycle path. With only one other house sharing the road to the front it enjoys a quiet and privileged position on the development.

To the front is a generous parking apron, with two parking spaces in-front of the double garage. These are accessed via "up & over" doors, and the garage is fitted with power and light. A side door leads to the rear garden.

The fabulous rear garden is south facing, and has recently been landscaped to provide several decked, paved and chipped slate terraces – ideal for dining, BBQ'ing and entertaining – with space for children to play in too. It is complete with a large shed for storage and side access to the front of the house. The garden is overlooked from the kitchen, ideal for young families, and has French doors opening out from the dining area.

Services

Gas central heating. Mains water, electricity and drains. Broadband and telephone subject to contract with supplier.

Local Authority

South Gloucestershire Council: Tel 01454 868 009
Council Tax Band: C

Directions: BS34 5FN

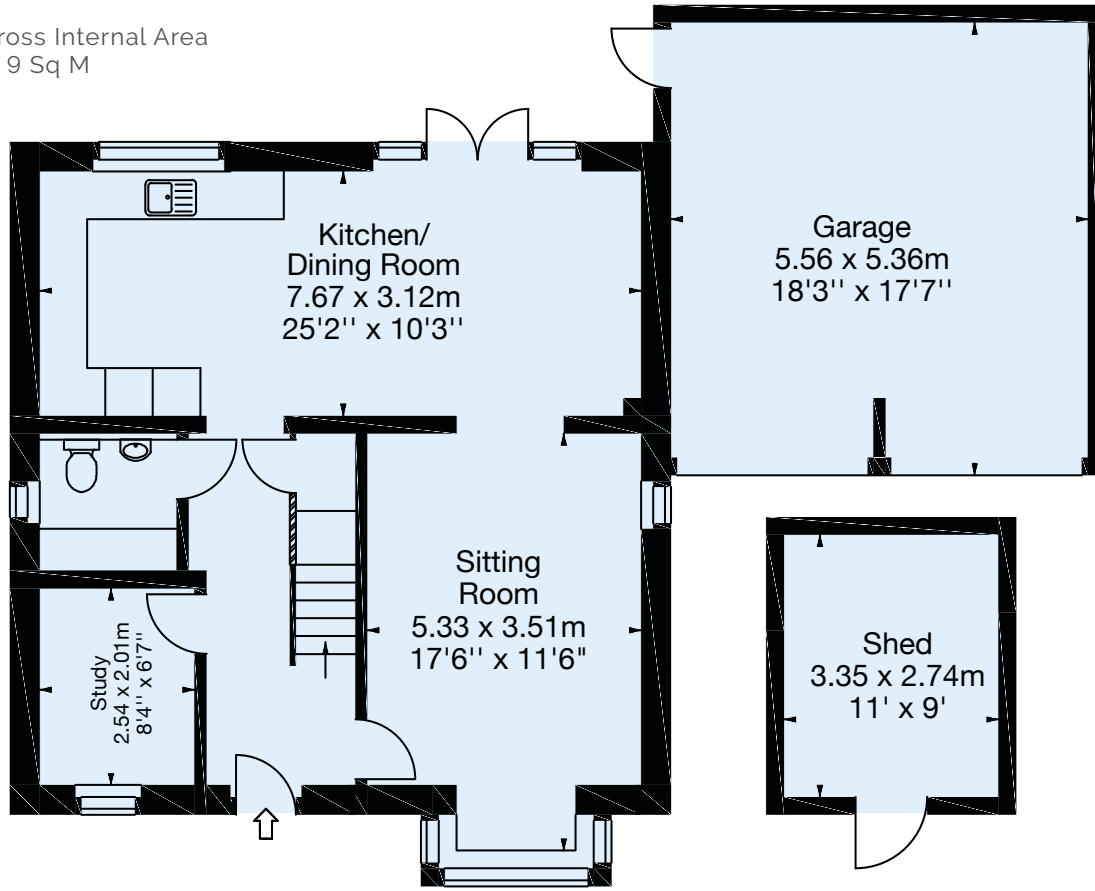
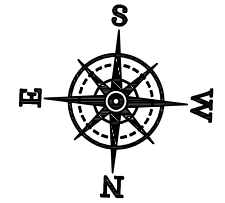
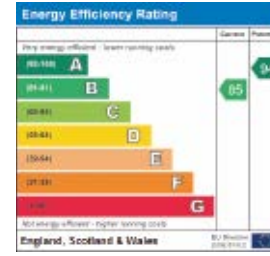
On entering Oak Leaze turn left at the T-junction and follow the road around. As it bears right, it is sign posted by house number and follow signs to No. 188.



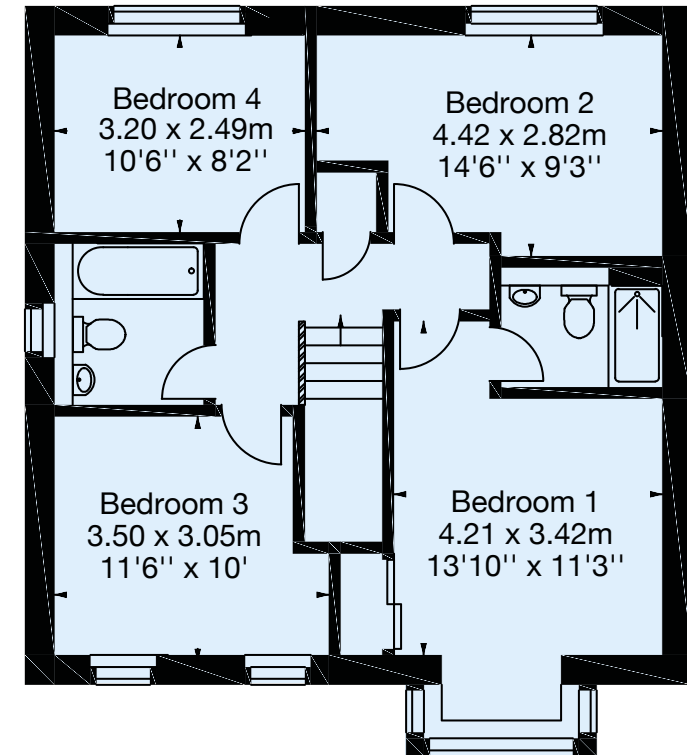
188 OAK LEAZE

Approx. Gross Internal Area
1675 Sq Ft - 155 Sq M
(Including garage)

Shed
Approx. Gross Internal Area
99 Sq Ft - 9 Sq M



Ground Floor



First Floor



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