HUNTERS®

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School Court

Stoke Gifford, Bristol, BS34 8SA

£589,950

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Council Tax: E





2 School Court

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DESCRIPTION
A truly impressive and rarely available five-bedroom home occupying this lovely position on the fringe of this popular modern development. The property has seen a vast number of additions over recent years to provide a wealth of stunning accommodation set over three floors to include five recently re-fitted luxury bathrooms throughout with Porcelanosa Suites and tiling.

To the ground floor there is a spacious central hallway, cloakroom, dual aspect living room, study, kitchen/breakfast room with fitted appliances that leads through to the conservatory/dining room which features bi-fold doors opening out to the rear garden. There are four bedrooms on the first floor of which two benefit from en-suites and a further family bathroom. To the second floor there is the master bedroom suite that offers a large double bedroom, a four-piece bathroom suite, and a dressing room with built-in wardrobes. Outside, the property enjoys a pleasant outlook to the front over a green and park with a low maintenance landscaped enclosed garden to the rear. There is also a garage with power and light connected along with an electric roller shutter door and EV charging point and 2 off street parking spaces.

The great location means you are near transportation links, large employers, leisure facilities, shops, and schools. You can find Abbey Wood Shopping, local shops, Nuffield Health club and other amenities close by. Parkway Railway Station is within walking distance and local bus routes to had for good access into the City Centre or Cribbs Causeway making this an ideal location to take advantage of public transportation. The Ring Road is also nearby providing easy access to the M32 & M4/M5 interchange.

ENTRANCE HALLWAY
Access via composite opaque double glazed door, cove ceiling, luxury vinyl flooring, bespoke under stair storage cupboards, radiator, stairs rising to first floor, doors leading to: cloakroom, living room, study, kitchen/breakfast room.

CLOAKROOM
Opaque UPVC double glazed window to side, newly installed Porcelenosa suite comprising: concealed WC, vanity unit with wash hand basin inset, tiled floors and walls, chrome heated towel radiator, part tiled walls, extractor fan.

STUDY
9'7" x 8'4" (2.92m x 2.54m)
UPVC double glazed window to front, radiator.

LIVING ROOM
18'6" x 12'10" (5.64m x 3.91m)
Dual aspect with UPVC double glazed window to front, UPVC double glazed French doors with matching window units leading out to patio/rear garden, coved ceiling, double radiator.

KITCHEN/BREAKFAST ROOM
16'2" x 9'11" (4.93m x 3.02m)
Cove ceiling, range of fitted white wall and base units with solid oak work tops and matching breakfast bar, single stainless steel sink with Quooker hot tap, range oven, extractor fan hood, integrated tall fridge and under counter freezer, integrated washing machine and dishwasher, integrated tumble dryer, under unit and plinth feature lighting. double tubed vertical radiator, engineered oak flooring, opening leading through to conservatory.

CONVERSATORY
15'11" x 11'6" (4.85m x 3.51m)
UPVC double glazed windows to both sides and rear, UPVC double glazed bi-folding doors leading out to rear garden and French UPVC double glazed French doors to side leading out to patio, double glazed glass roof, engineered oak flooring, double tubed vertical radiator.

FIRST FLOOR ACCOMMODATION:

LANDING
UPVC double glazed window to front, coved ceiling, glass and stainless steel balustrade with matching turning staircase rising to second floor, built in cupboard housing boiler, door leading to bedrooms and shower room.

BEDROOM TWO
11'6" (max) 9'10" (3.51m (max) 3.00m)
UPVC double glazed window to rear, radiator, built in wardrobe, door to en-suite.

EN-SUITE
Opaque UPVC double glazed window to rear, Porcelanosa suite: comprising: 2 drawer vanity unit with wash hand basin inset, close coupled WC, shower enclosure housing mains controlled rainfall shower system, LED downlighters, extractor fan, LED mirror and cabinet, chrome heated towel radiator, Porcelanosa tiled walls and floor.

BEDROOM THREE
13'1" x 10'7" (3.99m x 3.23m)
UPVC double glazed window to rear, coved ceiling, radiator, door to en-suite.

EN-SUITE
Porcelanosa suite comprising: 2 drawer vanity unit with wash hand basin inset, close coupled WC, shower enclosure with sliding glass door and housing mains controlled rainfall shower, LED mirror and cabinet, LED downlighters, chrome heated towel rail, extractor fan, Porcelanosa tiled walls and floor.

BEDROOM FOUR
13'2" x 7'8" (4.01m x 2.34m)
UPVC double glazed window to front, coved ceiling. radiator.

BEDROOM FIVE
8'5" x 8'4" (2.57m x 2.54m)
UPVC double glazed window to front, radiator.

FAMILY BATHROOM
Opaque UPVC double glazed window to side, Porcelanosa suite comprising: 2 drawer vanity unit, wash hand basin, concealed WC, large walk in shower enclosure housing mains controlled shower system with rainfall shower, LED downlighters, LED mirror and cabinet, extractor fan, Porcelanosa part tiled walls and tiled floor.

SECOND FLOOR ACCOMMODATION:

LANDING
Velux window front, glass abd stainless steel staircase, doors leading through to: master bedroom. walk in wardrobe and bathroom.

MASTER BEDROOM SUITE
15'6" x 11'9" (4.72m x 3.58m)
Two Velux windows to front and two to rear, 4 cupboard access to eave storage, LED downlighters, radiator.

DRESSING ROOM
Dual aspect Velux windows, 3 double fitted wardrobes, radiator, LED downlighters.

BATHROOM
Dual aspect Velux windows to front, luxury Porcelanosa 4 piece suite comprising: large walk in shower enclosure housing a mains controlled rainfall shower, panelled bath, 2 drawer vanity unit with wash hand basin inset, close coupled WC, 2 heated towel radiators, LED mirrror and cabinet, Porcelanosa tiled walls and floor, LED downlighers.

OUTSIDE:

REAR GARDEN
Beautifully landscaped garden, full width patio leading on to a low maintenance artificial lawn, well stocked plant/shrub borders, water tap, outside and security lights, side access gate, enclosed by boundary fencing.

GARAGE
17'5" x 8'6 (5.31m x 2.59m)
Oversized garage located within a rank of 2 to rear courtyard, power and light, EV charger attached to garage wall,

OFF STREET PARKING
There are 2 allocated parking spaces, front and side of garage.









Road Map



Hybrid Map



Terrain Map



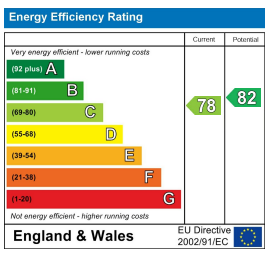
Floor Plan

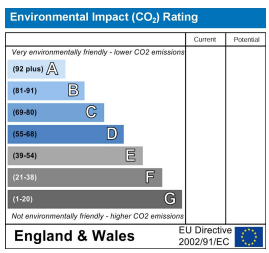


Viewing

Please contact our Hunters Downend Office
on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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