



205 STOCKWOOD LANE
STOCKWOOD
BRISTOL
BS14 8NF
OFFERS OVER £415,000

A truly exceptional family home, presented to an exceptional standard and boasting impressive room proportions throughout. This property is a special offering to the market and one that deserves early interest.

To the ground floor a wrap around extension not only enhances the living space but provides additional space to house much sought after practical rooms, any buyer would appreciate. Not only does the property impress internally, the outside areas also have been seen much needed investment, with the property presenting as the perfect purchase for any family or professional couple.

Internally the property comprises an entrance hallway with stairs leading to the first floor and a door leading to the lounge. A handy storage cupboard provides the perfect place for coats and shoes, whilst the room is bathed in natural light via the three, floor to ceiling feature windows. The lounge is a lovely, cosy room, separate to the main reception room and overlooking the front aspect. Feature sliding, glazed doors provide the perfect entrance to the generously proportioned, open plan family room.

The family room provides direct access to the rear garden via bi-folding doors with further light captured via two 'Velux' windows making the most of the vaulted ceiling. Taking centre stage is a contemporary kitchen / breakfast room, complete with numerous fitted units, integrated appliances and a sizeable island with breakfast bar seating under. There is still an abundance of space remaining, allowing for a dining table and separate seating area, making for the perfect entertaining space or simply a room to enjoy as a family. A good sized utility room, again complete with matching fitted units providing further storage. Double glazed 'French' doors lead to the garden from the utility, whilst a ground floor cloakroom and separate home office can also be accessed.

The garage can be accessed internally via the utility and home office, with the current owners utilising the space as a home gym in recent years. However an electric roller door provides access via the driveway and although the garage has ben partially converted to create the study, enough space still remains for a small vehicle, bikes or purely as secure storage.

To the front aspect, a block paved driveway provides off street parking for a number of vehicles, with the current owners installing an EV charge point to the front of the property. The rear garden is of easy maintenance and enjoys a sunny, westerly orientation. An extensive patio can be found adjacent to the property whilst to the rear of the garden a covered seating area provides the perfect place to sit and enjoy. This property comes highly recommended with an early internal viewing a must.



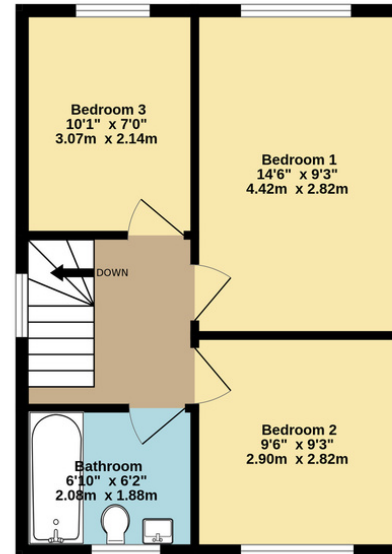
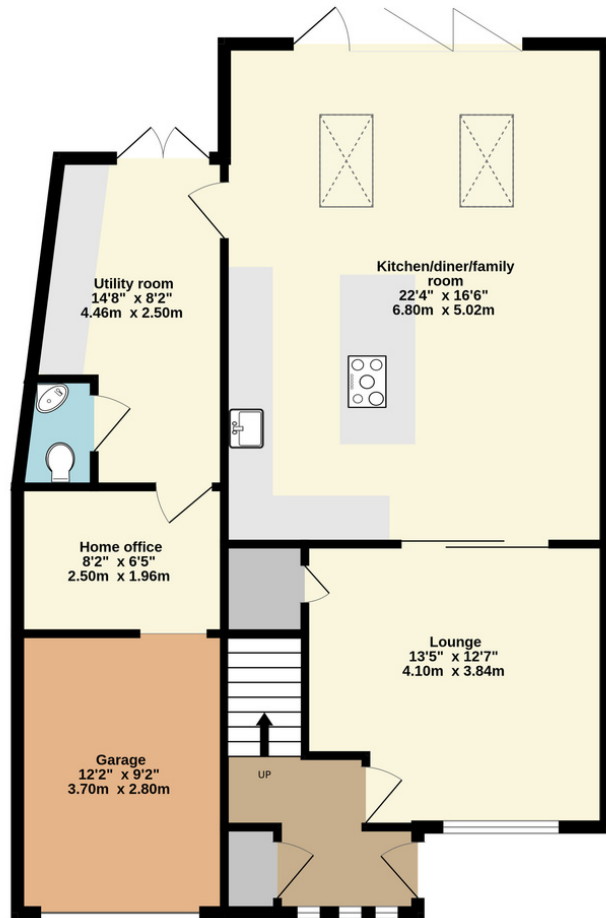






Ground Floor
926 sq.ft. (86.0 sq.m.) approx.

1st Floor
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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0117 986 6644

GREGORYS.CLICK

ENQUIRIES@GREGORYS.CLICK

