



**Shiels Drive,Bradley Stoke BRISTOL BS32 8EA**

**welcome to**

## **Shiels Drive, Bradley Stoke BRISTOL**

This stunning detached home offers a perfect blend of style, modernity and homeliness. The property is very well presented throughout and boasts substantial living space, driveway plus integrated garage and phenomenal landscaped garden amongst a long list of desirable attributes,

### **Shiels Drive Entrance**

The attractive entrance is granted over the well presented tarmac driveway. Mature hedgerows flank the area and a modern glazed door with lead style detailing leads inwards.

### **Hallway**

The spacious hallway instantly accentuates the feeling of size and space as found throughout. Here leads onwards to all areas including understairs storage and the cloakroom. The space is finished with stylish modern flooring and ceiling light.

### **W.C**

Presented to the highest standard to include WC and basin over vanity. The room includes mosaic style floor tiles, striking deep green decor and portlight window.

### **Living Room**

17' 9" max x 11' 11" max ( 5.41m max x 3.63m max )  
A glazed door leads into the living room maximising the available light throughout. The living room/living space leads directly into the dining room grants beautiful light and dual aspect credential. Here is finished with a continuation of the modern flooring and bay window to the front.

### **Dining Room**

9' 10" max x 9' 2" max ( 3.00m max x 2.79m max )  
As previously mentioned, the linked nature of the space creates a very open feel and offers lovely garden views. A continuation of the flooring adds a sense of unity. Ample space for a dining table and additional furniture.

### **Kitchen**

10' 3" max x 9' 2" max ( 3.12m max x 2.79m max )

The well proportioned kitchen is very well presented, offers garden views and includes a quartz style topped breakfast bar. Here includes a continuation of the modern floor which leads seamlessly into the utility, double oven and ceramic hob with stainless steel integrated extractor. The kitchen also comes complete with an integrated dishwasher, fridge and freezer

### **Utility**

5' 3" max x 8' 8" max ( 1.60m max x 2.64m max )  
Full utility space with further worktops and storage. Finished to the highest standard and offers access to the garden.

### **Stairs Leading Upwards**

Well presented and complete with carpet plus white painted spindles and banister.

### **Landing**

Again, very well presented and leads to all areas.

### **Bedroom One**

10' 1" max x 11' 11" max ( 3.07m max x 3.63m max )  
The attractive main double bedroom offers built-in storage, ensuite and offers light and views to the front.  
Presented to a high standard and decorated in bold colours to taste. Complete with modern flooring.

### **Ensuite**

3' 3" max x 8' 10" max ( 0.99m max x 2.69m max )  
Modern and spacious ensuite to include an integrated WC, basin and shower cubicle. Finished to a very modern and stylish standard with white tiles, spot lights, heated chrome towel rail and window shutters,

### **Bedroom Two**

11' 11" max x 9' max ( 3.63m max x 2.74m max )  
Another spacious double bedroom that is also presented to a high standard. The room benefits from gorgeous garden views. Currently used as a 'snug' but offers complete flexibility.

### **Bedroom Three**

9' 2" max x 8' 6" max ( 2.79m max x 2.59m max )  
Again, here is spacious, light and bright. Finished to a high standard with modern flooring and attractive decor. Also offering garden views.

### **Bathroom**

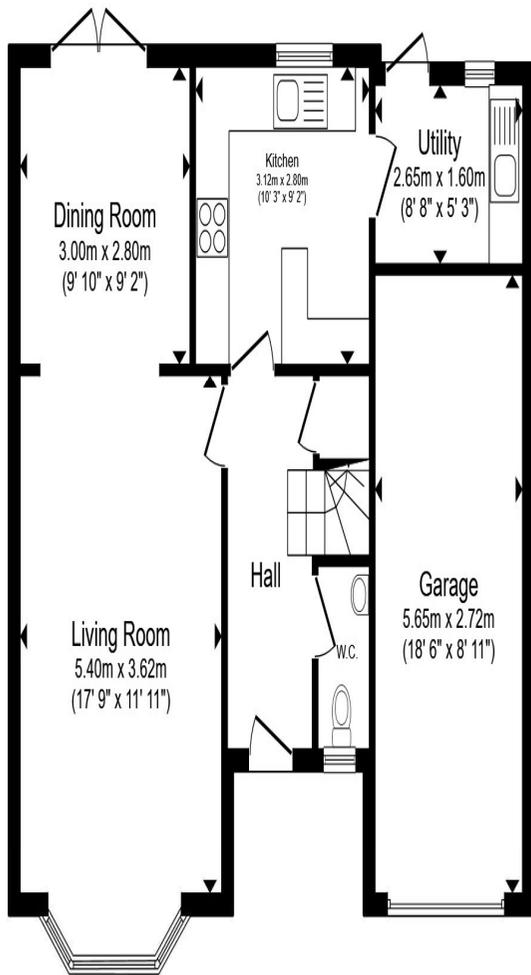
5' 8" max x 8' 4" max ( 1.73m max x 2.54m max )  
The awesome bathroom has a luxury hotel vibe about it. Here includes a corner fitted jet bath, recess storage space with lighting, integrated WC and 'floating' basin. All finished in high quality floor and wall tiles.

### **Exterior Garage**

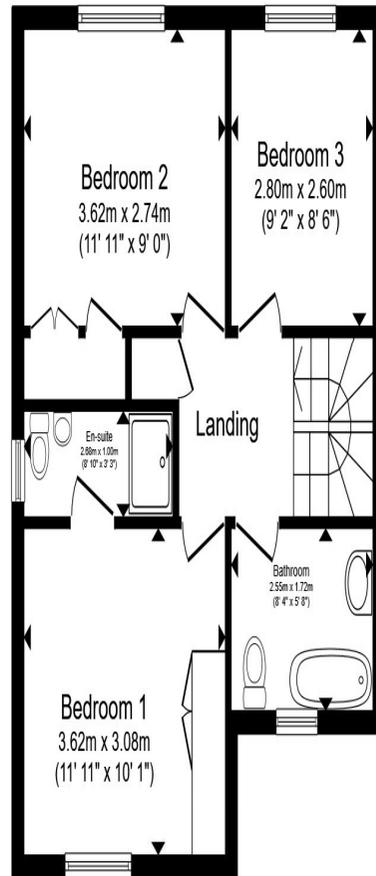
18' 6" max x 8' 11" max ( 5.64m max x 2.72m max )  
Well proportioned garage, complete with 'up and over' doors, power and lighting.

### **Garden**

The 'jewel in the crown' is the rear landscaped garden to include various well designed and considered areas including a highly decorative pond, summerhouse, paved space and deck/pergola.



**Ground Floor**



**First Floor**

Total floor area 112.2 m<sup>2</sup> (1,207 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)

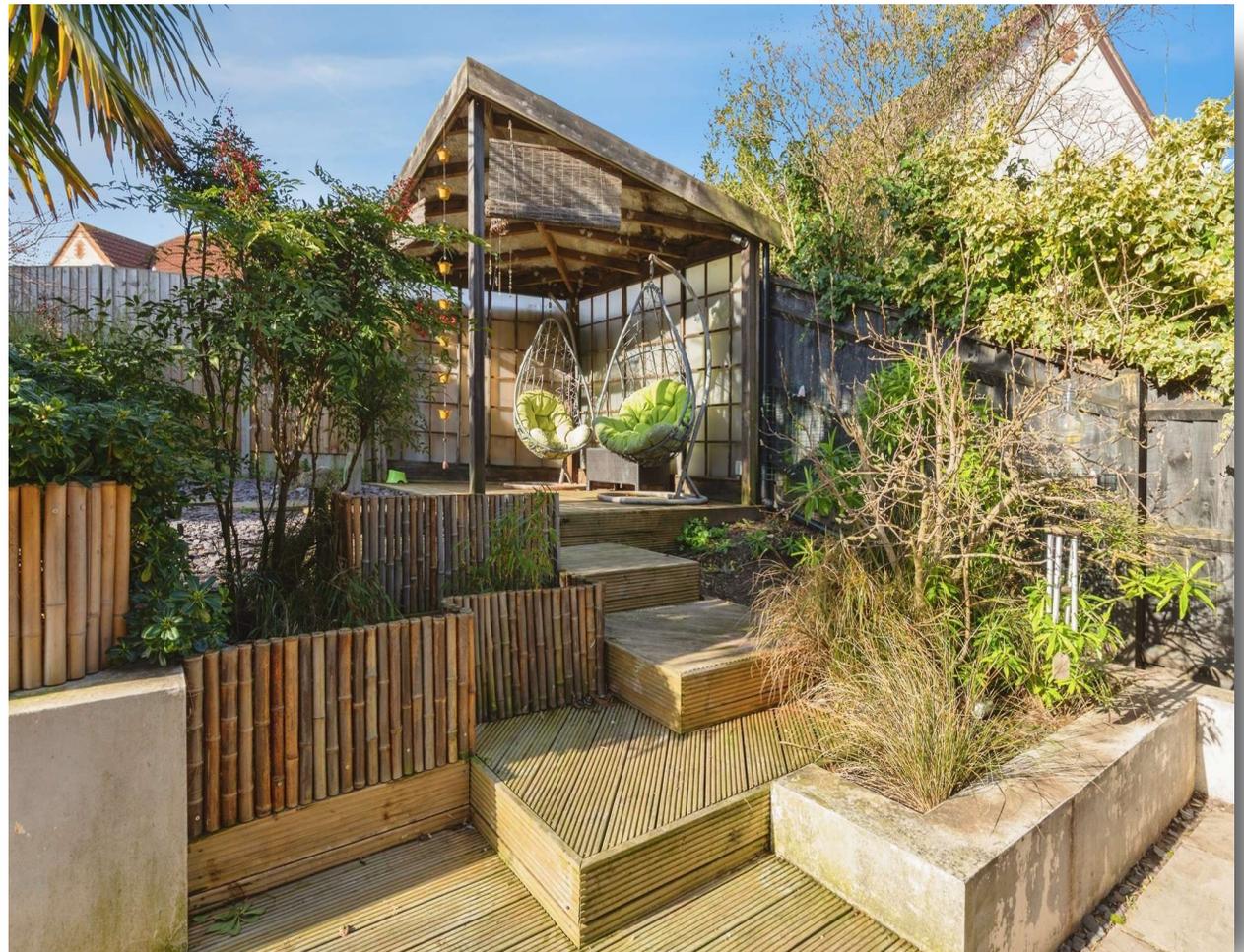


**welcome to**  
**Shiels Drive,**  
**Bradley Stoke BRISTOL**

- Premium Three Bedroom Detached Home
- Desirable Cul-De-Sac Location - Very Pretty & Elevated Position
- Driveway Parking and Spacious Integrated Garage
- Exceptional Landscaped Garden with Deck, Summerhouse and Covered Pergola
- Linked / Open Main Living Space and Dining Room

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

**£485,000**



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