GOODMAN & LILLEY



67 KILBY ROAD

STOKE GIFFORD
BS34 8DJ

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A beautifully designed four-bedroom detached home with south west facing rear garden, driveway parking and garage, offering a superb combination of generous modern open plan living space, impressive design in a sought after convenient location.

ACCOMMODATION
Please see the floorplan for room measurements and the property layout.

GROUND FLOOR
On entering, a welcoming and spacious hallway immediately creates a sense of space, with room for a dedicated desk or study area and access to the principal rooms. To the rear of the property is an impressive open-plan kitchen, dining and family area extending across the full width of the house. Designed with modern family life in mind, this wonderful space provides an ideal setting for everyday living, entertaining and relaxing, with French doors opening directly onto the private south-west facing garden and allowing an abundance of natural light into the room.

A separate sitting room is positioned at the front of the property, providing a generous and comfortable second reception room, while a useful utility room and downstairs cloakroom complete the ground floor.

FIRST FLOOR
Upstairs, the spacious landing provides access to four well-proportioned bedrooms and the family bathroom, together with a useful storage cupboard. The principal bedroom is a generous double with built-in storage and a private en-suite shower room. Three further bedrooms offer excellent flexibility for children, guests, a home office or additional family space, complemented by a stylish family bathroom.

OUTSIDE
Outside, the property benefits from a private south-west facing rear garden, combining lawn and patio areas. Gated access leads directly to the driveway and garage. To the front, the generous driveway provides parking for two vehicles in addition to the single garage, offering both convenience and valuable storage.

LOCATION
Kilby Road is situated in a desirable position on the outskirts of Stoke Gifford, offering an appealing blend of modern suburban living, open green spaces and excellent connections to Bristol and beyond. The development is within easy reach of a wide range of everyday amenities, including supermarkets, cafés, restaurants, leisure facilities and shopping at nearby Abbey Wood and Bradley Stoke.

For commuters, Bristol Parkway railway station is within walking distance, providing regular services to Bristol Temple Meads, London Paddington and destinations across the South West and South Wales. The location also offers excellent road connections, with the M4, M5, M32 and A4174 all readily accessible, making Bristol, Bath, Gloucester and surrounding areas convenient to reach.

The surrounding area provides plenty of opportunities for outdoor recreation, with local parks, playing fields and green spaces close by, while Bristol city centre is approximately seven miles away, offering an extensive choice of shopping, restaurants, culture and entertainment.

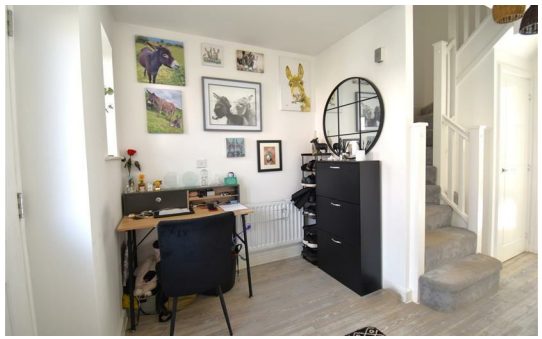


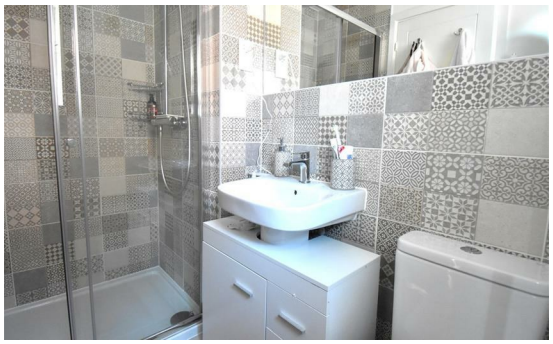








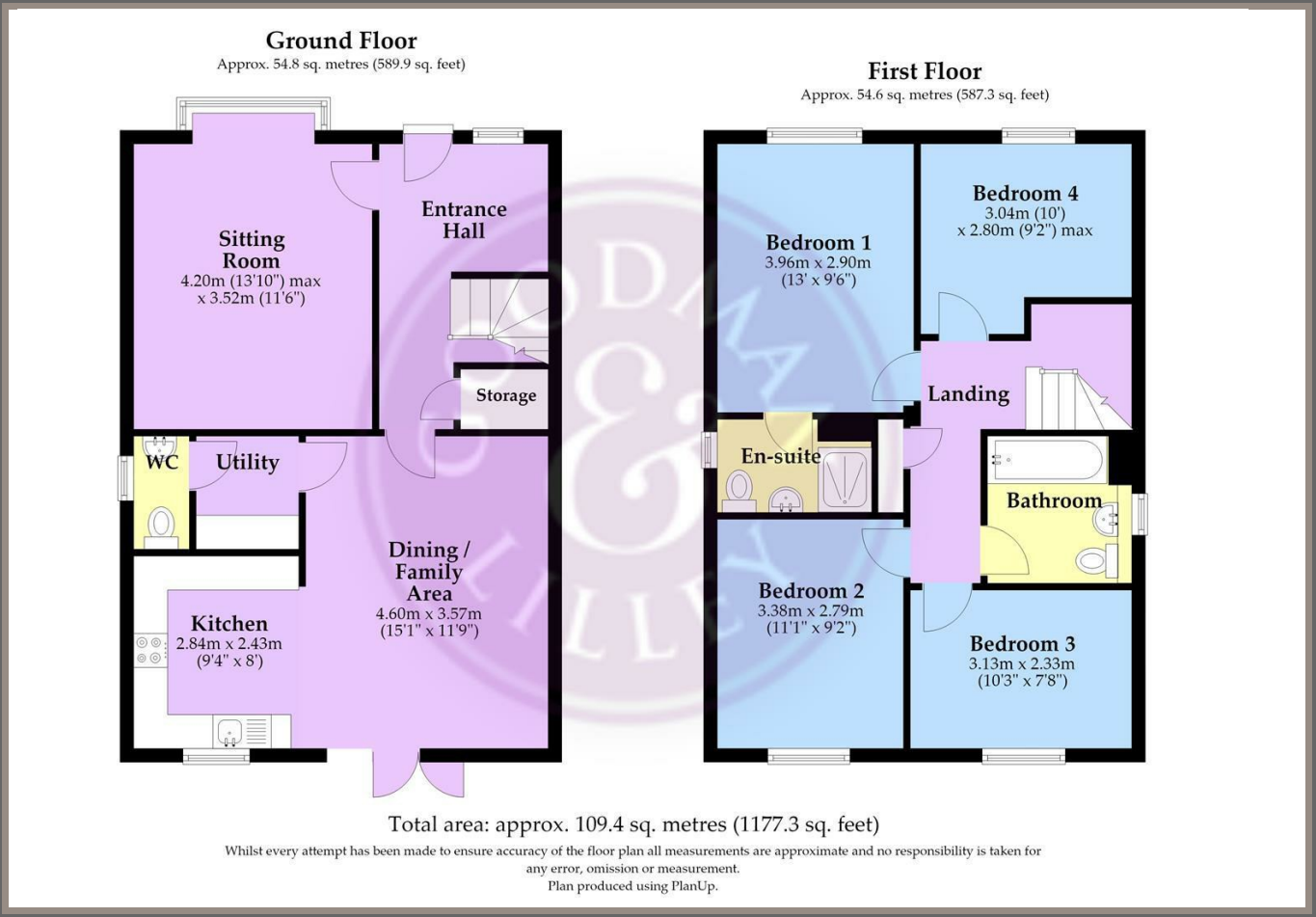












Total area: approx. 109.4 sq. metres (1177.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

4 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL 1177.33 SQ FT

2 BATHROOMS
COUNCIL TAX BAND - E

- Superb detached home
- Master bedroom with en suite
- Private South West facing garden
- Four bedrooms
- Utility room / Downstairs cloakroom
- Driveway Parking / Garage

Goodman & Lilley

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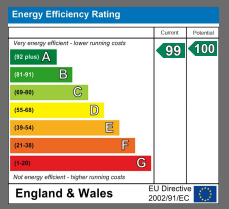
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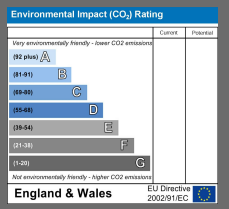
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