



**Poppy Mead, Bradley Stoke Bristol BS32 8EZ**

welcome to

## **Poppy Mead, Bradley Stoke Bristol**

The fabulous home occupies a prime and quiet cul-de-sac position just adjacent to Stoke Brook and the Three Brooks Nature Reserve. The home with three bedrooms, two receptions....also boasts a utility, integrated garage and stunning landscaped garden.

### **Poppy Mead Entrance**

Access is granted over the well presented block paved driveway with decorative lawn adjacent and small attractive and decorative tree. A modern and stylish glazed UPVC door leads inwards.

### **Hallway**

15' 3" max x 6' 1" max ( 4.65m max x 1.85m max )  
The hallway is presented to a high standard and finished with wooden flooring. The open staircase adds style given the stainless steel balustrades and views to the garden are instantly noteworthy with through-doors open or ajar. Understairs storage offered here.

### **Living Room**

16' 6" max x 10' 10" max ( 5.03m max x 3.30m max )  
The linked living and dining offers dual aspect credentials and the corresponding views and light. The living space is finished to a high standard with carpet, feature fireplace and surround. The bay window to the front further adds further aesthetic appeal.

### **Dining Room**

10' 11" max x 9' 6" max ( 3.33m max x 2.90m max )  
The dining room is accessed via double glazed doors and conveniently from the kitchen. Twin French doors further offer direct garden access. The delightful space offers flexibility of use and is equally stylish.

### **Kitchen**

11' 6" max x 9' 8" max ( 3.51m max x 2.95m max )  
The well proportioned kitchen with wall and base units and all the expected fitted appliances looks out over the beautiful garden. The space with plenty of worktops includes a gas hob, stylish extractor and

fitted oven. There is space here for a dining table.

### **Utility**

10' 8" max x 4' 11" max ( 3.25m max x 1.50m max )  
Further access to the garden and garage access offered here. The highly useful space with wall and base units, storage and the gas boiler accommodating a washing machine and tumble dryer.

### **W.C**

3' 6" max x 5' 8" max ( 1.07m max x 1.73m max )  
Leading away from the hallway. The spacious and convenient WC is complete with window to the front aspect, WC, basin and heated towel rail.

### **Stairs Leading Upwards**

Well presented staircase leading to an equally well presented landing. Complete with carpet and the window to the side aspect grants natural light and a further feeling of space.

### **Landing**

9' 1" max x 6' 3" max ( 2.77m max x 1.91m max )  
Plenty of natural light and a continuation of the stylish carpet. The 'auditorium style' landing offers access to all areas including the loft via drop down ladder.

### **Bedroom One**

14' 5" max x 10' 11" max ( 4.39m max x 3.33m max )  
Spacious double bedroom with extensive fitted storage cupboards and bay window to the front aspect. The stylish room further benefits from the ensuite bathroom. Pretty views to the front aspect.

### **Ensuite**

3' 10" max x 7' 7" max ( 1.17m max x 2.31m max )  
Modern, stylish and functional. The space includes a

window to the side aspect, oversized floor tiles, oversized shower, 'floating' vanity with basin, WC and heated towel rail.

### **Bedroom Two**

10' 10" max x 9' 4" max ( 3.30m max x 2.84m max )  
Another well proportioned double bedroom to the garden aspect with splendid views. Finished to the same high standard.

### **Bedroom Three**

9' max x 6' 3" max ( 2.74m max x 1.91m max )  
Bedroom 3 is again immaculate. The space is well proportioned for its type and offers flexibility of use.

### **Bathroom**

6' 1" max x 6' 5" max ( 1.85m max x 1.96m max )  
Again immaculate! The 'three piece' bathroom offers a shower over bath with glass screen, feature wall and floor tiles plus window to the garden aspect.

### **Exterior**

#### **Garage**

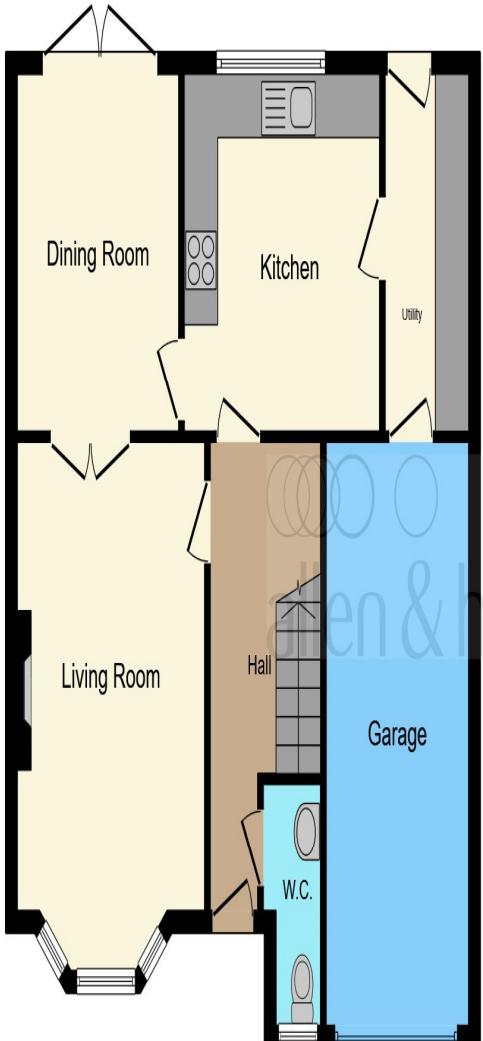
Integrated garage offering great dimensions. This space is accessed via up-and-over doors with additional access from the utility. Complete with power and lighting with the opportunity to re-purpose subject to usual planning and building regulations.

### **Driveway**

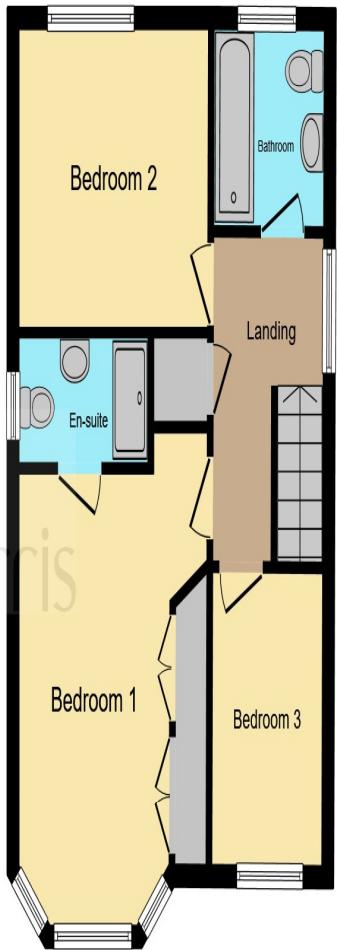
Well presented driveway to the front aspect.

### **Garden**

Stunning garden with multiple points of direct access from the house. Stepped with paved space, lawn, smart boundary and herbaceous borders.



**Ground Floor**



**First Floor**

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welcome to

**Poppy Mead,**

**Bradley Stoke Bristol**

- Premium Three Bedroom Detached Home with Driveway and Garage
- Immaculate and Stylish Throughout
- Desirable Location Beside Three Brooks Nature Reserve
- Ensuite to Master Bedroom
- Additional Cloakroom WC

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£485,000**



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