

MAGGS & ALLEN

219 BAKERS GROUND

STOKE GIFFORD, BRISTOL, BS34 8GE

£485,000

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A modern, detached family home offering four double bedrooms, two bathrooms, a garage and off-street parking in addition to a generously-sized rear garden. Offered to the market with no onward chain.

Ground Floor

A wide entrance hall provides access to the staircase, understairs storage cupboard, and in turn the principal rooms.

The sitting room is well-sized, and benefits from wood-effect flooring throughout, an electric fireplace, and a large south-facing window allowing for natural light to flood the space. The second reception room is situated towards the rear of the property, and provides ample space for a dining table. A uPVC door opens directly to the rear garden.

Adjacent, the kitchen comprises a range of matching base and wall-mounted units with work surfaces, and includes an integrated electric oven, gas hob and extractor fan. Further space is available for a dishwasher and fridge/freezer. From the kitchen, you will find a useful utility room with plumbing for a washing machine, as well as a ground floor WC.

First Floor

Upstairs, you will find four double bedrooms and a family bathroom. The main bedroom is an excellent size, and encompasses fitted wardrobes, an en suite shower room and an additional storage cupboard. The second and third bedrooms are also generously-sized, with both featuring fitted wardrobes. The fourth bedroom is also a double, with a window overlooking the rear garden.

Completing the first floor accommodation is a contemporary family bathroom, comprising a bath with shower over, toilet and sink.

Externally

Tucked away towards the end of the cul-de-sac, the driveway provides off-street parking for multiple cars, and the garage is accessed via an up-and-over door. A side gate provides access to the rear garden.

The rear garden is deceptively large, and is entirely laid to lawn; providing a clean slate for any keen gardeners, or for those with a young family.

Schools

Bailey's Court Primary School - Distance: 0.35 miles
St Mary's Catholic Primary School - Distance: 0.49 miles
St Michael's Church of England Primary School - Distance: 0.55 miles
Abbeywood Community School - Distance: 1.03 miles
Winterbourne Academy - Distance: 1.11 miles
Bradley Stoke Community School - Distance: 1.25 miles

Location

Bakers Ground offers the best of both worlds: a peaceful, tranquil setting with immediate access to a wealth of amenities. Enjoy excellent transport links, top-notch sports facilities, and a gym complex, along with easy commutes to major employers and Bristol Parkway Train Station. Even with such convenience, the countryside is just minutes away.

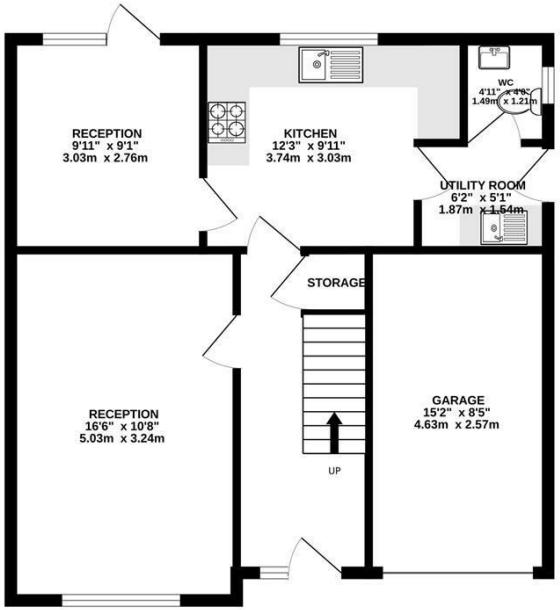




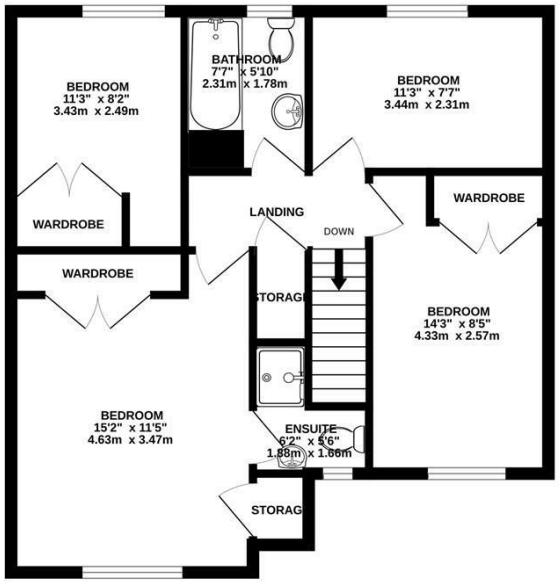


If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



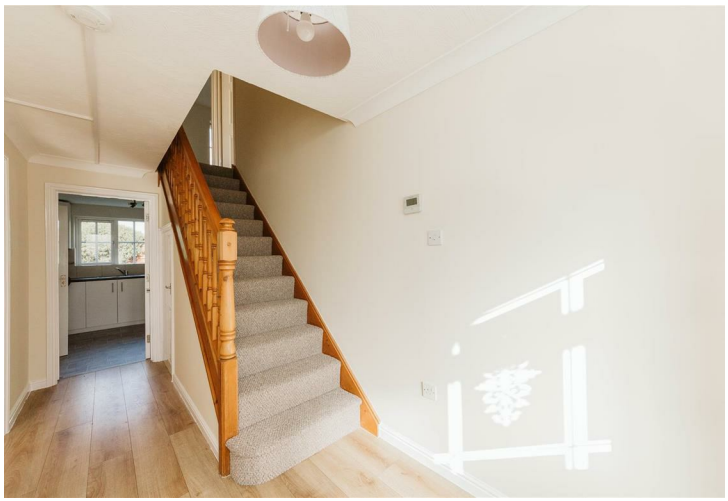
1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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- A modern and attractive four double bedroom family home
- Two reception rooms
- A well-proportioned, level rear garden
- Garage and off-street parking
- Ground floor WC and utility
- Easy access to a wealth of local amenities and transport links
- Set on a much sought-after development
- Offered to the market with no onward chain

Guide Price: £485,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Local Authority: South Gloucestershire

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.



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60 Northumbria Drive, Henleaze, Bristol, Bristol, BS9 4HW

0117 949 9000

www.maggsandallen.co.uk | agency@maggsandallen.co.uk

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