



**New Road, Stoke Gifford BRISTOL BS34 8TF**

## welcome to

# New Road, Stoke Gifford BRISTOL

This exceptional home boasts four bedrooms, delightful New Road location, driveway parking, linked conservatory and particularly private garden. The space is modern whilst exceptionally homely and has been designed and curated in such a way to offer a splendid open-plan feel to the ground floor.

### New Road Entrance

The attractive point of entrance over the drive is particularly special given the 'side-on' position against the street. This allows for heightened privacy given the driveway position, adjacent lawn and attractive herbaceous borders.

### Hallway

14' 7" max x 5' 10" max ( 4.45m max x 1.78m max ) An attractive glazed door with vertical transom window leads inwards to the impressive hallway. The space here with open staircase immediately accentuates the feeling of size and space throughout. Finished with engineered wood floor that runs consistently through the kitchen.

### Kitchen Area

21' 10" max x 10' 2" max ( 6.65m max x 3.10m max ) The stunning kitchen really sits at the heart of this home! The space is open to the dining area adjacent whilst also linking straight into the conservatory and living room. Included here are wall and base units plus distinctive island section to include the double range and feature extractor. The space is only made more pleasant given the sumptuous light and garden views. Leads away to utility on the far side.

### Living Room

12' 5" max x 11' 7" max ( 3.78m max x 3.53m max ) The living room space continues the open theme and leads away from the dining/seating area within the kitchen space. The space is essentially dual aspect given there is an unencumbered view through to the garden via the conservatory. The continuation is wooden flooring grants unity and looks amazing against the bay window and coved ceiling.

### Utility

7' max x 5' max ( 2.13m max x 1.52m max ) Hugely convenient and functional space that leads further to the downstairs cloakroom WC. The utility is complete with wall and base units perfect for further storage and white goods. Additional garden access from here.

### W.C.

5' max x 3' 1" max ( 1.52m max x 0.94m max ) Leading away from the utility. Complete with WC, basin and side facing window.

### Conservatory

10' 1" max x 11' 2" max ( 3.07m max x 3.40m max ) The conservatory offers a genuine extension to the house and is wonderfully open to the main living space. The wooden flooring continues into here and the swathes of glass offer light and views into the garden.

### Reception / Snug

16' 3" max x 8' 4" max ( 4.95m max x 2.54m max ) This former garage significantly adds to the over available space since the conversion. The very well proportioned room offers substantial flexibility of use and currently a home office space / 'snug' reception.

### Stairs Leading Upwards

Finished to a stylish standard with painted woodwork and modern grey carpet

### Landing

6' 3" max x 9' 11" max ( 1.91m max x 3.02m max ) Again, here is light, bright and attractive. Loft access via ceiling hatch.

### Bedroom One

15' 10" max x 11' 5" max ( 4.83m max x 3.48m max ) Primary bedroom to the front aspect to include ensuite. The room is pleasant, well proportioned and offers plenty of space for additional furniture. Complete with carpet and pendant light.

### Ensuite

8' 11" max x 4' 5" max ( 2.72m max x 1.35m max ) Well proportioned and stylish ensuite to include spot lights, shower cubicle, WC, chrome towel rail and 'floating basin'.

### Bedroom Two

11' 2" max x 9' 8" max ( 3.40m max x 2.95m max ) Well proportioned second bedroom with garden views and beautiful light as throughout.

### Bedroom Three

8' 9" max x 9' 9" max ( 2.67m max x 2.97m max ) Again well proportioned with garden views. Currently used as a child's bedroom.

### Bedroom Four

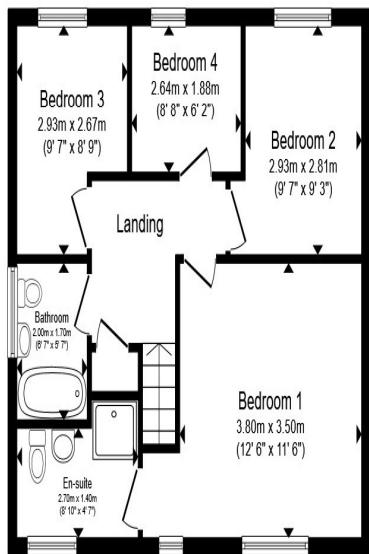
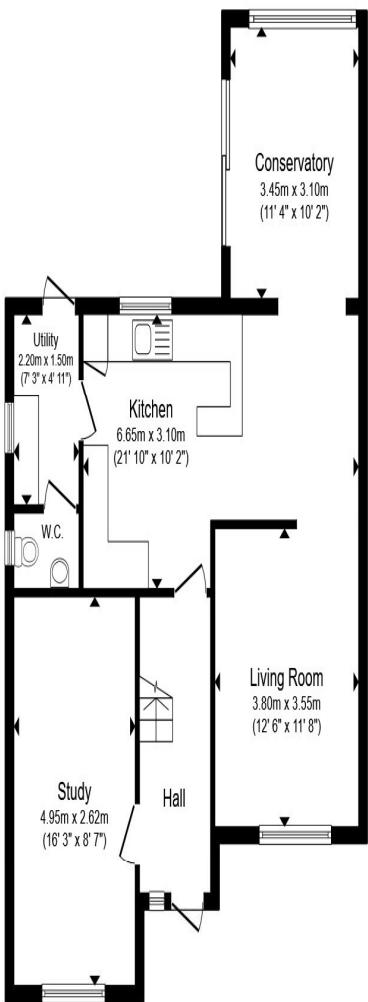
6' 8" max x 8' 9" max ( 2.03m max x 2.67m max ) The fourth bedroom offers good proportions for a room of its type. Flexible usage options to include nursery, office or further spare room.

### Bathroom

6' 6" max x 6' 1" max ( 1.98m max x 1.85m max ) Modern three piece bathroom with window to the side aspect. Included here is an oversized bath with shower over, basin over vanity and modern flooring.

### Exterior Garden

37' 10" max appx x 33' 5" max appx ( 11.53m max appx x 10.19m max appx ) Attractive and particularly private garden to include



Total floor area 127.5 m<sup>2</sup> (1,372 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

New Road,

**Stoke Gifford BRISTOL**

- Exceptional Four Bedroom Detached Home
- Desirable New Road Location (Stoke Gifford).
- Modern and Stylish Throughout
- Impressive Open-Plan Living Space Plus Conservatory
- Particularly Private Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£525,000**



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