



Shepherd Close, Stoke Gifford Bristol BS34 8BA


allen & harris

welcome to

Shepherd Close, Stoke Gifford Bristol

This stunning home manages to combine style and homeliness in perfect harmony. The three bedroom property occupies a prominent and desirable position within Brooklands and includes parking, private garden and three double bedrooms. We recommend viewing to appreciate this fabulous house!

Shepherd Close Entrance

Entrance is granted to the front aspect from this pretty street. Herbaceous beds to the front of this handsome house add to the overall aesthetic and welcoming feel. A modern front door with contemporary glazed section leads inwards.

Hallway

The impressive hallway is presented to the highest standard and leads onward to all other areas plus staircase. The spacious nature and contemporary styling certainly accentuates the feeling of space as found throughout. **The wooden flooring continues from here into the living and dining room creating a stylish sense of unity.

Kitchen - Diner

11' 2" max x 12' 6" max (3.40m max x 3.81m max)
WOW.....another spectacular room. The current owners have created a beautiful space using a feature colour wall which works perfectly. The kitchen accommodates wall and base units alongside expected integrated appliances alongside a dedicated dining area. The net result is a very comfortable, convenient and sociable room. Beautiful light is granted from two side windows Plus front aspect window.

Living Room

17' 11" max x 9' 8" max (5.46m max x 2.95m max)
Again...stylish and functional with plentiful natural light. The spacious living room also boasts two external windows alongside double doors which lead directly out into the garden. Finished with a continuation of wooden flooring and twin pendant lights.

Cloakroom W.C

Well presented and spacious cloakroom. Finished to the highest standard to include a WC, basin and radiator.

Stairs Leading Upwards

Well present staircase. Light and bright with further shared light from the top level. Finished with modern grey carpet alongside white painted handrail, banister and spindles.

Landing

Spacious auditorium style landing again finished to a high standard. The auditorium style adds to the feel of space and further storage is also found here.

Bedroom 1

17' 9" max x 8' 6" max (5.41m max x 2.59m max)
The stunning primary bedroom benefits from sumptuous light and garden views. The dual aspect space is finished to the highest standard to include twin pendant lights and a square footage to easily incorporate additional furniture to include a desk if required.

Bedroom 2

11' 10" max x 10' 6" max (3.61m max x 3.20m max)
The second bedroom on the opposing side of the property is also blessed with tremendous light and similarly has dual aspect credentials. Also finished to the highest standard with space for plenty of additional furniture. *** BOTH bedroom 1 and 2 are interchangeable as primary dependant on your requirements.

Bedroom 3

11' max x 7' 7" max (3.35m max x 2.31m max)
The third and final bedroom offers great dimensions for a room of it's type, The space offers total flexibility as potentially a nursery, child's room, guest

room or home office for example. * Loft access granted here.

Bathroom

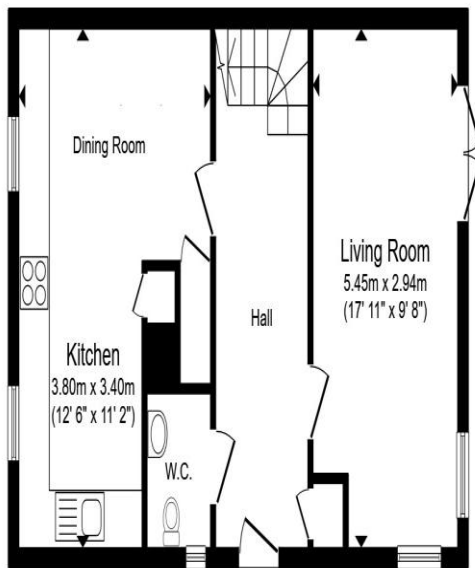
7' max x 6' 4" max (2.13m max x 1.93m max)
Modern and contemporary three piece bathroom to include a shower over bath plus glass screen. Finished with stunning textured wall tiles, modern flooring and window to the side aspect.

External Parking

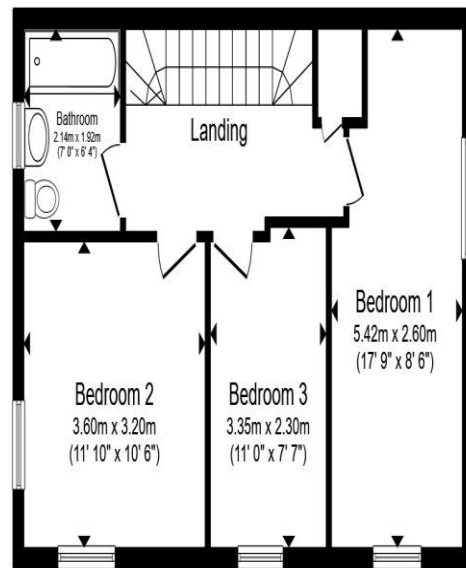
Parking located adjacent to the garden. (Beyond the rear boundary wall).

Garden

The garden is an absolute delight! Here includes a feature lawn, herbaceous borders, paving to property and feature raised 'gravel' deck space. There is a smart wooden boundary fence to the adjacent property with attractive brick walls to the two further sides. *Convenient side access gate.



Ground Floor



First Floor

Total floor area 94.3 m² (1,015 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



welcome to
Shepherd Close,
Stoke Gifford Bristol

- Stunning Three Double Bedroom Home - Desirable Brooklands Development
- Spacious Rooms Throughout / Light and Bright / Noteworthy Kitchen-Diner
- Very Well Presented, Stylish AND Homely
- Landscaped Private Garden / Convenient Parking Adjacent
- Additional Cloakroom WC / Impressive Entrance Hallway

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

offers in excess of
£400,000



view this property online allenandharris.co.uk/Property/STG110041



Property Ref:
STG110041 - 0004

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