

MAGGS & ALLEN

10 HAMBROOK LANE

STOKE GIFFORD, BRISTOL, BS34 8QB

£750,000

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10 Hambrook Lane, Stoke Gifford, Bristol, BS34 8QB

£750,000

A substantial (approx. 3810sqft including outbuildings), detached family home located on a popular road in Stoke Gifford. Offering tremendous potential, the property boasts three reception rooms, four bedrooms plus loft room, generous gardens, a vast driveway, garage and outbuildings. Offered to the market with no onward chain.

Ground Floor

Upon entering, you are greeted by a wide entrance hall; providing access to the ground floor rooms, garage, and a central staircase rising to the first floor landing.

The main reception room is located to the rear of the property, and spans approx. 26ft in width - offering a fantastic family living space with double doors opening to the rear garden. Adjacent, the kitchen/diner comprises a range of base and wall-mounted units with solid wood doors, a freestanding range cooker, dishwasher, and built-in fridge. The floors are fully tiled, and double doors provide access to the garden.

A second reception room sits at the front of the house, and features a large bay window to the front elevation, allowing for natural light to flood the space. Also located on this floor is a utility room, ground floor WC and study/home office.

First Floor

Ascending to the first floor landing, you will find four bedrooms and a family bathroom.

The main bedroom is located to the rear elevation, and benefits from an en suite shower room and stunning views across the local countryside and beyond. The second bedroom is also a double, with access to a dressing room. Bedrooms 3 & 4 are both singles, and boast large eaves storage cupboards.

Completing the first floor accommodation is a generous family bathroom; encompassing a toilet, bidet, sink and corner bath.

Second Floor

A dogleg staircase leads to the loft room - making for an ideal office space with eaves storage to all four walls.

Externally

From Hambrook Lane, double iron gates provide access to a large, block-paved driveway providing off-street parking for multiple vehicles. From here, access is available to a large garage, and vehicular access is available to the rear of the house and outbuildings.

The property boasts a southerly-facing, expansive rear garden which is primarily laid to lawn with a large, terraced area access directly from the house - ideal for entertaining and enjoying the sun throughout the day. There is real scope for any keen gardeners to develop the rest of the garden, which offers a clean slate.







Outbuilding

A spacious, two-storey outbuilding provides fantastic potential, or a substantial storage space. Subject to the relevant permissions, the space could be converted into a separate dwelling, annexe, home gym, office or workshop.

Location

Hambrook Lane is situated in the popular and well-connected area of Stoke Gifford, offering a pleasant balance of established residential surroundings, green open spaces and convenient access to local amenities. The area is well placed for the City Centre, the M4 and M32, with Bristol Parkway providing excellent rail connections, while nearby employment hubs include Bristol Business Park and UWE. With its strong community feel, access to schools, shops, recreational facilities and countryside, Stoke Gifford is an attractive location for families, professionals and commuters alike.

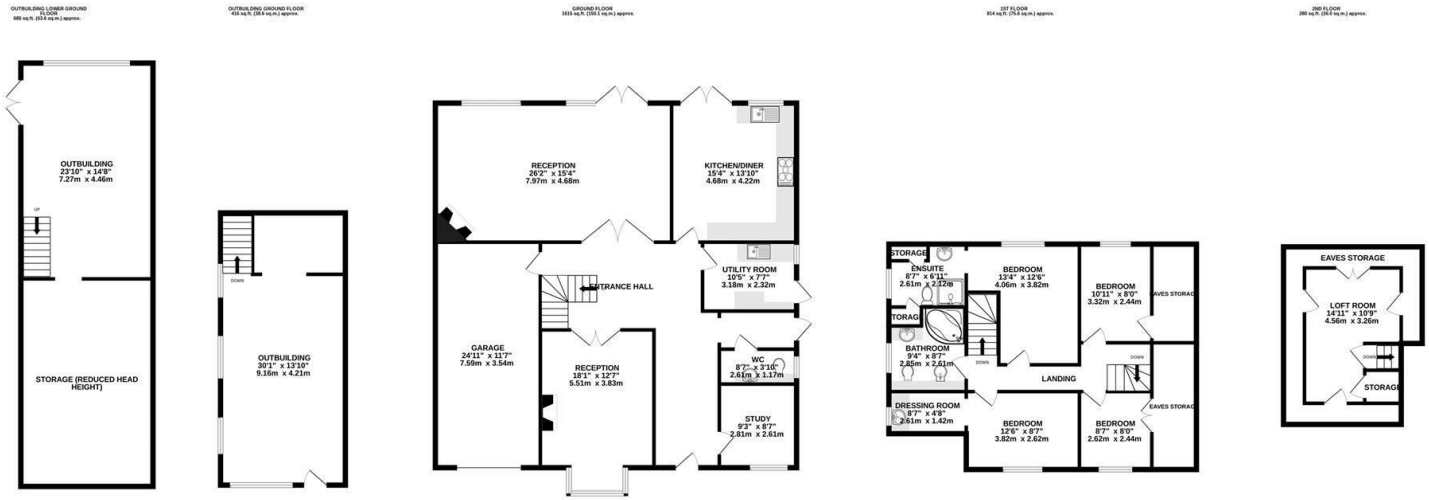
Schools

St Michael's CofE Primary School - 0.45 miles
Abbeywood Community School - 0.56 miles
Bailey's Court Primary School - 0.82 miles
Little Stoke Primary School - 1.07 miles









(2709 SQFT EXCLUDING OUTBUILDINGS)

TOTAL FLOOR AREA : 3810 sq.ft. (353.9 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 substantial (approx. 3810sqft including outbuildings) detached family home
- Four bedrooms plus a loft room, with an en suite to the main
- Two large reception rooms plus ground floor study
- Utility room and ground floor WC
- Expansive, southerly-facing rear gardens
- Large, gated driveway providing off-street parking for multiple vehicles
- Sizeable two-storey outbuilding, offering potential for conversion (STPP)
- Located on a quiet, popular road within Stoke Gifford
- Offered to the market with no onward chain

Guide Price: £750,000

Tenure: Freehold

Council Tax Band: E

EPC Rating: E

Local Authority: South Gloucestershire Council

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.

MAGGS & ALLEN















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