



Rock Lane, Stoke Gifford Bristol BS34 8PF

welcome to

Rock Lane, Stoke Gifford Bristol

This attractive detached property offers substantial accommodation, very spacious plot, impressive garden, driveway parking and integrated garage. The home is located on one of Stoke Gifford's most desirable streets combining a sense of peace alongside ultimate convenience.

Rock Lane Entrance

The highly attractive point of entrance on this desirable street is via iron gates between sturdy 'loose lay' style front boundary walls. The driveway which accommodates multiple vehicles is well presented with herbaceous borders alongside mature greenery. A traditional glazed door with vertical transom window adjacent leads directly inwards.

Hallway

9' 5" max x 4' 10" max (2.87m max x 1.47m max)
The hallway is exceptionally well lit due to the frosted glass front door above average size. The hallway is complete with modern laminate flooring. Light streams through from the garden aspect of the home and instantly accentuates the feeling of size and space as found throughout.

Living Room

12' 2" max x 19' 10" max (3.71m max x 6.05m max)
The well proportioned living room once again carries a light and bright theme. This is due to the large window as well as the glass sliding patio doors leading into the garden. These doors also allow for fantastic views of the garden and a sense of 'inside-outside' living. The space is complete with a large stone fireplace that gives the room a cosy, homely feeling.

Kitchen

11' 4" max x 8' 10" max (3.45m max x 2.69m max)
The kitchen comes complete with an integrated oven and hob. There is excellent storage as well as a hatch. * Potential here to open and/or link more comprehensively to the adjacent dining room.

Dining Room

19' 11" max x 9' 11" max (6.07m max x 3.02m max)
The spacious dining room once again benefits from the light theme that is found throughout the house thanks to the large window. This room is complete with carpet and the stairs leading to the first floor can also be found here adding to the aesthetic appeal. Sliding doors link seamlessly into the living room allowing you to enjoy the best of both worlds.....whether open-plan or more defined areas.

Utility

14' 11" max x 3' 10" max (4.55m max x 1.17m max)
The utility room has direct access to the garden through the door to the rear. There are also large cupboards in here that could be used for storage. Hugely useful and conducive to modern living. *Further access directly into the garage from here.

W.C.

7' 11" MAX x 2' 9" MAX (2.41m MAX x 0.84m MAX)
The WC comes complete with a mirror over a basin, as well as a toilet. This room is accessed from the hallway.

Stairs Leading Upwards

Stylish to include minimalist open treads and complete with carpet.

Landing

13' 7" max x 8' 3" max (4.14m max x 2.51m max)
The spacious landing has a wooden banister leading from the stairs. The loft hatch can also be found above. A well proportioned window to the side aspect grants sumptuous additional light.

Bedroom One

11' 10" max x 11' 4" max (3.61m max x 3.45m max)
The very well proportioned primary bedroom once again benefits from the light feel that is found

throughout the entire property. The large window to the rear grants exceptional views over the garden with further window to the side. Complete with two radiators, carpet and plenty of space for additional storage.

Bedroom Two

11' 5" max x 9' 4" max (3.48m max x 2.84m max)
Bedroom Two is similarly well proportioned. The window to the front of the property generates light throughout. There is also a large double radiator located under the window.

Bedroom Three

11' 4" max x 7' 10" max (3.45m max x 2.39m max)
Bedroom three benefits from the light streaming through from the side facing window. This double bedroom also comes complete with a built in cupboard for storage.

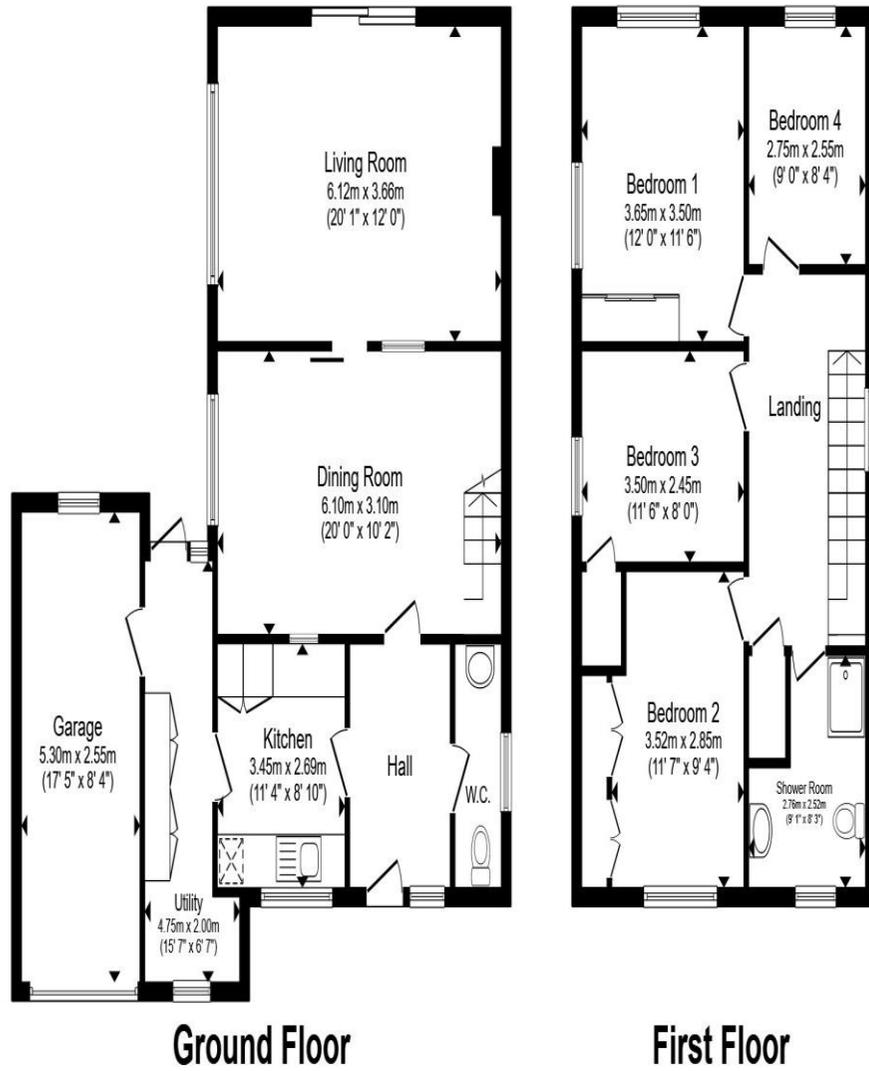
Bedroom Four

9' max x 8' 3" max (2.74m max x 2.51m max)
Bedroom three is currently laid out as a study / office space however has enough room to accommodate another double bedroom. Once again, a large double window to the rear of the property generates plenty of light as well as giving the room a spacious feel.

Bathroom

8' 2" max x 9' max (2.49m max x 2.74m max)
The upstairs bathroom comes complete with integrated WC, basin over vanity as well as a walk in shower. There is plenty of storage space in here via the cupboards found throughout. Well presented and spacious.

Exterior Garage



Total floor area 140.8 m² (1,516 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
Rock Lane,
Stoke Gifford Bristol

- Superb Four Bedroom Detached Home (Well Proportioned Throughout) - NO CHAIN
- Desirable Rock Lane Location (Stoke Gifford)
- Particularly Impressive Garden and Plot Size
- Driveway Parking and Integrated Garage
- Well Presented / Light and Bright

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

£550,000



view this property online allenandharris.co.uk/Property/STG109776



Property Ref:
STG109776 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34
8PB



allenandharris.co.uk