



102A Reedley Road

Stoke Bishop, Bristol, BS9 1BE



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A fabulous five-bedroom detached family house on a sought-after road close to Elmlea Junior and Infants school; with off-street parking, and enclosed rear garden and beautiful open plan living space couple or a downsizer who desires an easy, comfortable lifestyle.

Charming five-bedroom detached family house | Just under 2000 sq. ft of spacious internal living accommodation | Fabulous open-plan family living room opening into the garden | Sociable open-plan kitchen, dining room and snug flowing out into the garden | Generous utility room and a downstairs cloakroom | Four double bedrooms and two bath / shower rooms | Bedroom five / home office | Extensive off-street parking for several cars | Fully enclosed rear garden and paved dining terrace | EPC: C

Situation

102a Reedley Road is conveniently located in the heart of Stoke Bishop in a close family friendly community; moments away from the 400 acres of Durham Downs, yet easily accessible to both the M5 in the north and Clifton and the city centre further south.

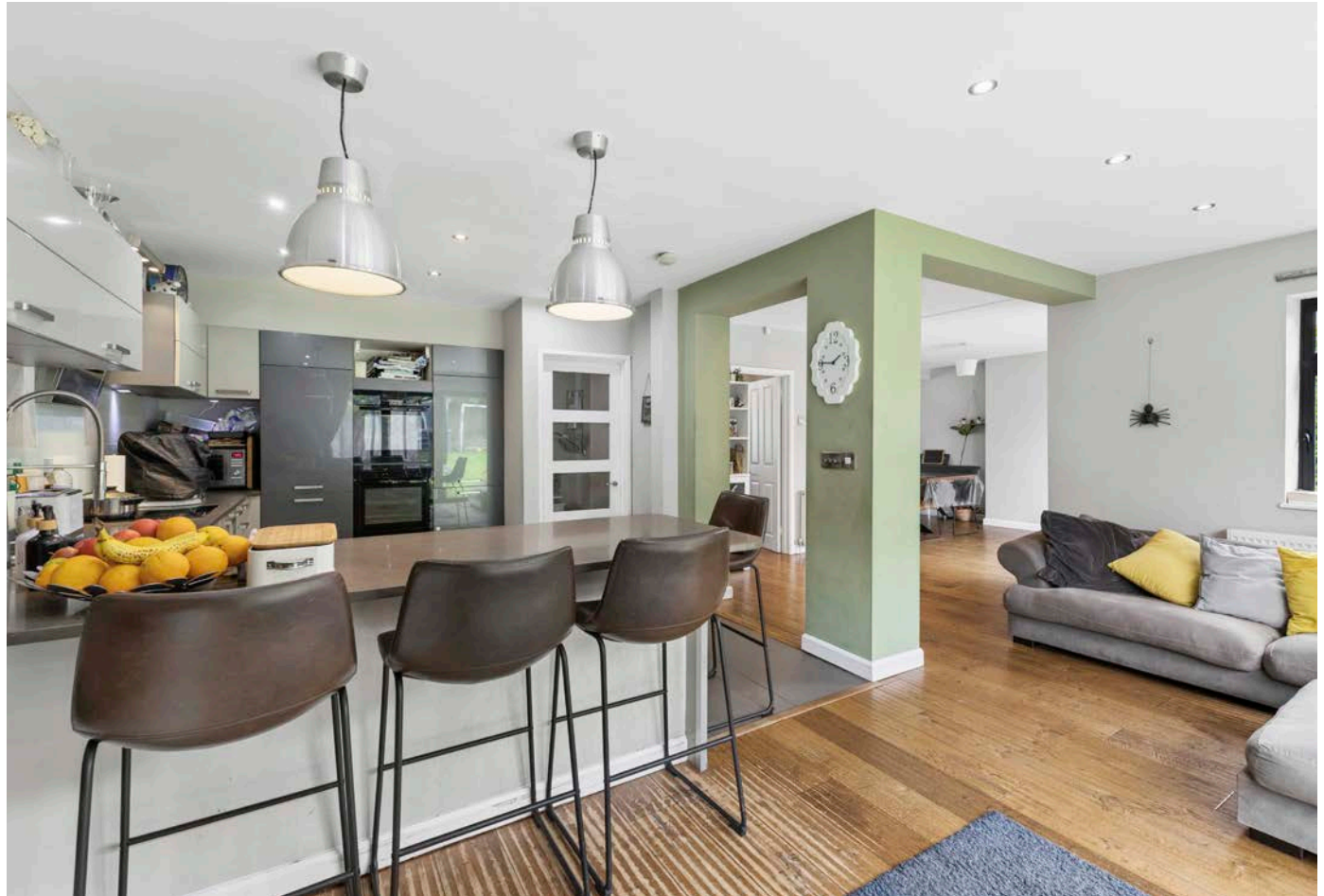
There are many state and private sector schools in the area. These include the highly regarded Elmlea Infants and Junior School (less than 360m), Badminton School, Redmaids High School and St Ursula's School as well as Clifton High School, BGS and QEH a little further to the south.

Within an easy commute is a large Waitrose supermarket in Henleaze, with local shops on Stoke Hill, Stoke Lane and on Westbury-on-Trym High Street. Across The Downs are the sought-after independent retailers, bars and restaurants of Clifton village and Whiteladies Road with Cribbs Causeway a little over three miles to the north.

For Sale Freehold

102A Ridley Road is a charming family situated just to the west of Parrys Lane and central to much of what makes Stoke Bishop so desirable.

Accessed for the road the house features a paved driveway with ample off-street parking. A partially glazed front door opens into an entrance hall with a high-quality, stripped floor and stairs leading up to the first floor.





To the left of the entrance hall is a fantastic fully wraparound, open-plan family space that spans the full depth and, to the rear, full width of the property. The front includes a large, light bay window and a feature bioethanol fireplace with a stone surround. This room flows down to the rear, which has glazed sliding doors to the garden and ample room for both casual seating and formal dining.

The room connects to a large, open-plan family kitchen featuring fully glazed bi-folding doors that also open onto the garden. The kitchen is well-appointed with a generous peninsula island with a breakfast bar, extensive floor and wall-mounted storage, a Neff ceramic hob, two wall-mounted electric ovens and an integrated Neff dishwasher all topped with marble worktops.

A side door from the kitchen provides access to a ground-floor cloakroom with a WC and washbasin, as well as a fully fitted utility room equipped with a basin, plumbing for a washing machine and dryer, and additional storage.

The first-floor gallery landing leads to four superb double bedrooms (one with an en-suite shower room), a useful fifth bedroom / nursery or home office and a family bathroom.

To the front of the house the principal bedroom is flooded with light with access to a well-appointed en-suite shower room, with an oversized shower cubicle, a Velux window, a floor-mounted WC, and a vanity basin.

The second bedroom is also to the front, featuring a wide bay window and a full wall of fitted storage.

Two further double bedrooms are situated to the rear, both overlooking the garden with bedroom three benefitting from a fitted double wardrobe.

To the front, a smaller single fifth bedroom provides a versatile space suitable for use as a home office or children's nursery.

The family bathroom: Features a tiled floor, a panelled bath with an electric shower, a low-level WC, and a pedestal washbasin.

An attic hatch on the landing provides access to loft storage.

Outside

To the rear is a good size private rear garden that is fully enclosed by wooden fencing. It includes a deep paved patio area accessible from the reception room and a large generous expanse of level lawn, positioned to catch much of the day's sun.

Services: All main services connected

Local Authority: Bristol City Council: Tel: 0117 922 2000

Directions: Post Code BS8 1BE

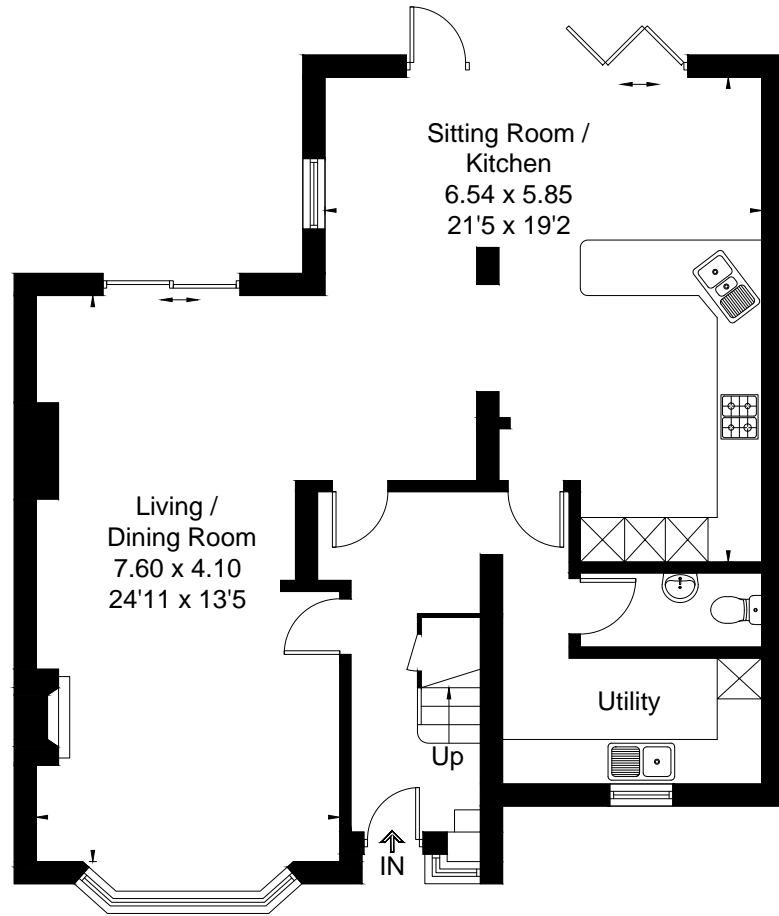
Viewing: Strictly by appointment with Rupert Oliver Property Agents



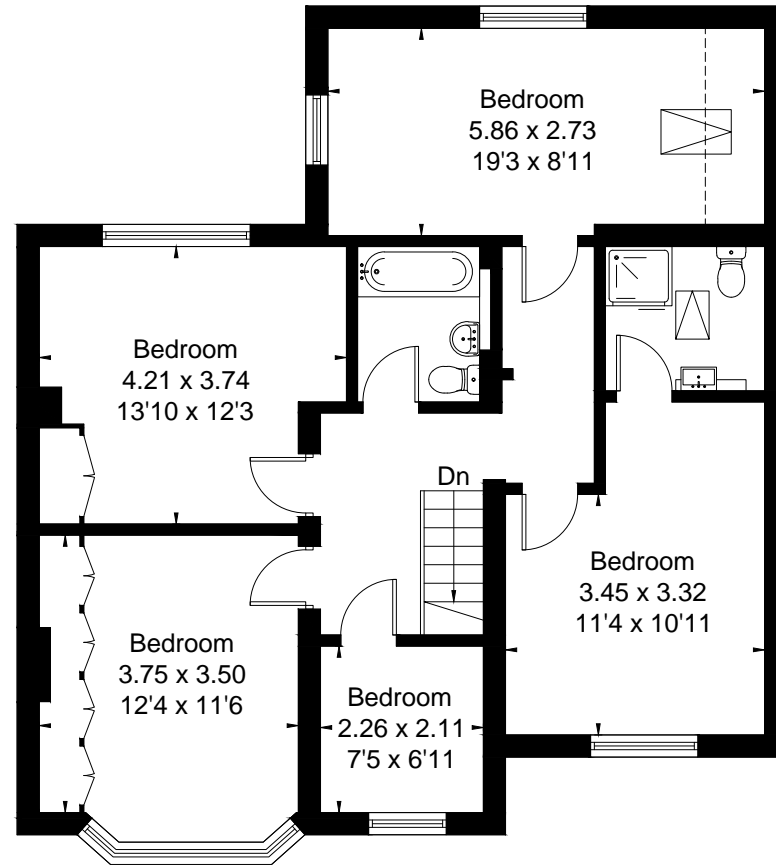
Approximate Floor Area = 178.6 sq m / 1922 sq ft



[---] = Reduced head height below 1.5m



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #110356