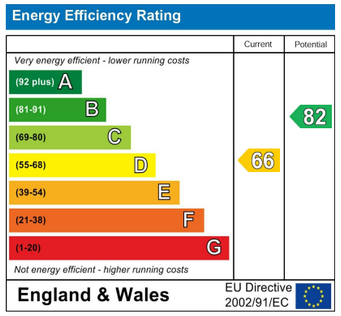
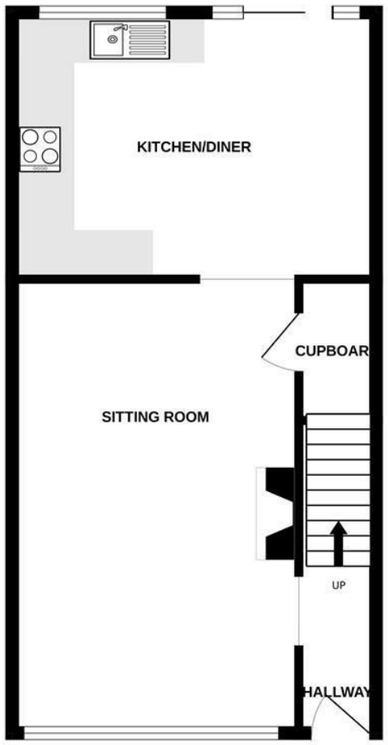
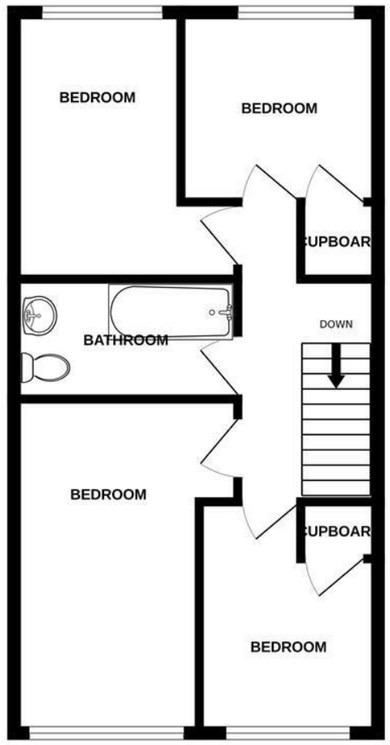


GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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31 Pomfrett Gardens, Stockwood, Bristol, BS14 8SX

£264,500

A fantastic family four bedroom home which has been renovated throughout and is ready to move into. The property also benefits from a rear garden and a garage in a separate block.

- Spacious four bedroom home
- New kitchen and bathroom
- New flooring thoughout the property
- Enclosed rear garden
- Lovely light bright home
- Modern efficient electric radiators
- Beautifully presented home
- Garage in a separate block

naea | propertymark PROTECTED

RICS

31 Pomfrett Gardens, Stockwood, Bristol, BS14 8SX

This beautifully presented four bedroom home has been fully renovated throughout, creating a stylish and welcoming family residence that is offered to the market ready to move into.

A welcoming entrance hall leads into a spacious, light filled sitting room, which flows seamlessly into the impressive family kitchen/dining room. Designed with both everyday family life and entertaining in mind, the layout offers a wonderful sense of space and connectivity.

On the first floor, there are four well proportioned bedrooms and a newly fitted family bathroom, finished to a high standard with contemporary fixtures and fittings.

Externally, the property benefits from an enclosed front garden, providing an attractive outdoor space, as well as a separate garage located in a nearby block.

This superb home combines modern finishes with practical family accommodation and is ready for its next owners to move straight in and enjoy.

Stockwood is a well established residential suburb situated to the south east of Bristol, offering a peaceful, community focused lifestyle while still providing convenient access to the city centre and surrounding areas. It is particularly popular with families and first time buyers due to its mix of green spaces, practical amenities, and good transport links.

At the heart of the area is the expansive Stockwood Open Space, a large parkland area offering walking routes, playing fields, woodland areas, and a countryside feel right on the doorstep. Nearby is the popular Stockwood Vale Golf Club, adding to the area's appeal for outdoor leisure.

Local amenities are well catered for, with a range of shops, supermarkets, cafés, and everyday services available within easy reach in Stockwood and neighbouring areas such as Whitchurch. Larger retail and leisure options are also accessible in central Bristol and nearby shopping hubs.

Families are well served by a selection of primary and secondary schools in the surrounding area, contributing to Stockwood's reputation as a practical and family friendly location.

Transport links are strong, with easy access to the A4174 Ring Road connecting to the M4 and M5 motorways, making it convenient for commuters. Regular bus services also provide straightforward routes into Bristol city centre.

Overall, Stockwood offers a balanced lifestyle with green surroundings, good connectivity, and essential amenities, making it an increasingly desirable area for a wide range of buyers.

ENTRANCE HALL
Accessed via a uPVC front door, the entrance hall provides a welcoming introduction to the property. Stairs rise to the first floor and the space flows openly into the sitting room, creating a bright and connected feel to the ground floor accommodation.

SITTING ROOM 5.96 x 3.78 (19'6" x 12'4")
A bright and inviting reception space featuring full width double glazed windows to the front aspect, allowing natural light to flood the room. A striking feature built-in unit incorporates an inset area for an electric stove, complemented by a wooden mantle above and a recessed space designed for a wall mounted television.

Additional benefits include a useful storage cupboard, new fitted carpets, and a modern Fischer electric radiator, providing both comfort and contemporary style throughout.

KITCHEN DINER 4.78 x 3.48 (15'8" x 11'5")
A bright and spacious kitchen/dining area with a double glazed window to the rear overlooking the garden, allowing natural light to fill the space. A double glazed sliding door provides direct access to the garden, ideal for indoor outdoor living.

The kitchen has been newly fitted with a range of modern wall and base units, incorporating a wine rack and complemented by laminate worktops with matching upstands. An inset stainless steel sink and drainer with mixer tap sits beneath the window.

Integrated appliances include a dishwasher, electric oven, hob, and cooker hood with glass splashback, with additional space provided for a freestanding fridge/freezer. The room also offers ample space for a dining table, making it ideal for family living and entertaining.

Finished with vinyl flooring and a modern Fischer electric radiator, this is a stylish and practical heart of the home.

FIRST FLOOR

LANDING
Providing access to all first floor accommodation, the landing also benefits from loft access. A modern Fischer electric radiator completes the space, offering efficient heating and a contemporary finish.

BEDROOM 4.33 x 2.38 (14'2" x 7'9")
A well proportioned double bedroom featuring a double glazed window to the front aspect, allowing for plenty of natural light. The room is fitted with a modern Fischer electric radiator and finished with ceiling lighting, creating a bright and comfortable space.

BEDROOM 3.04 x 2.38 (9'11" x 7'9")
A good sized bedroom with a double glazed window to the front aspect providing natural light. The room benefits from a built-in storage cupboard, along with a modern Fischer electric radiator and ceiling lighting, creating a practical and well presented space.

BEDROOM 3.41 x 2.19 (11'2" x 7'2")
A comfortable bedroom with a double glazed window providing natural light. The room is fitted with a modern Fischer electric radiator, offering efficient heating and a contemporary finish.

BEDROOM 2.59 x 2.48 (8'5" x 8'1")
A well proportioned bedroom with a double glazed window allowing for natural light. The room is fitted with a modern Fischer electric radiator, providing efficient and contemporary heating.

BATHROOM 2.90 x 1.62 (9'6" x 5'3")
A brand new, modern family bathroom fitted to a high standard. Comprising a panelled bath with mixer tap, electric shower over, and glass screen. The suite also includes an enclosed cistern WC with useful shelving above, and a wash hand basin with mixer tap.

The room is finished with tiled walls and flooring, complemented by a heated towel rail, extractor fan, and a mirrored cabinet with integrated lighting, creating a sleek and contemporary space.

OUTSIDE
To the rear, the property enjoys an enclosed garden, bordered by fencing and benefitting from a rear access gate. The garden is predominantly laid to artificial turf, providing a low maintenance outdoor space, and also includes a flower bed and a decorative stone chipped area, offering a pleasant mix of greenery and texture.

To the front, there is a lawned garden enclosed by low level fencing, adding to the home's kerb appeal and providing a neat and welcoming approach.

GARAGE
Located in a block close by

TENURE
Freehold

COUNCIL TAX
According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION
Local authority. Bristol
Services. Main electric, Mains water and drainage.
Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom
Broadband Ultrafast 1800 mps Source Ofcom
Grounds service charge £220 per year

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