



MAGGS
& ALLEN

243 BAKERS GROUND
STOKE GIFFORD, BRISTOL, BS34 8GE
£495,000

A modern, detached family home offering four double bedrooms, two bathrooms, a garage and off-road parking in addition to a generously-sized rear garden. Offered to the market with no onward chain.

Summary

Entering into a long entrance hall providing access to a storage cupboard, stairs to the first floor landing and in turn the principal rooms. The lounge is a generous size, featuring a gas fireplace with stone hearth and a large bay window to the front elevation. Towards the rear of the property, you will find a second reception room, which is utilised by the current owners as a dining space and home office, with sliding glass doors opening to the rear garden.

The kitchen/breakfast room is adjacent, and comprises a range of wall and base-mounted units with work surfaces, integrated electric oven and grill, hob and sink with drainer. There is further space available for a fridge/freezer and dishwasher. Off the kitchen, there is a useful utility room with a door to the rear garden, and downstairs WC.

Upstairs, you will find four double bedrooms; with the master benefiting from an en-suite shower room and fitted wardrobes. There is also a family bathroom encompassing a three-piece suite of bath with shower over, toilet and sink.

From Bakers Ground, a driveway offers parking for two cars and leads to the single garage. There is also a front garden which is laid to lawn, and could be converted to create a larger driveway. Side access leads to the rear garden.

The rear garden is southerly-facing, enjoying sun throughout the day, and is primarily laid to lawn with a patio area and mature borders.

Schools

Bailey's Court Primary School - Distance: 0.35 miles

St Mary's Catholic Primary School - Distance: 0.49 miles

St Michael's Church of England Primary School - Distance: 0.55 miles

Abbeywood Community School - Distance: 1.03 miles

Winterbourne Academy - Distance: 1.11 miles

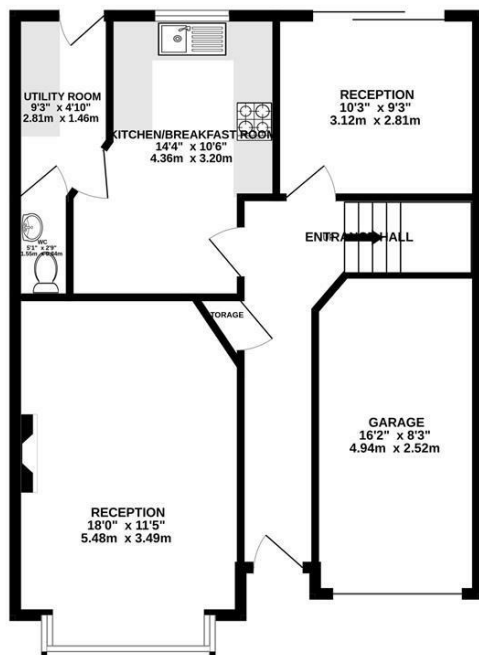
Bradley Stoke Community School - Distance: 1.25 miles

Location

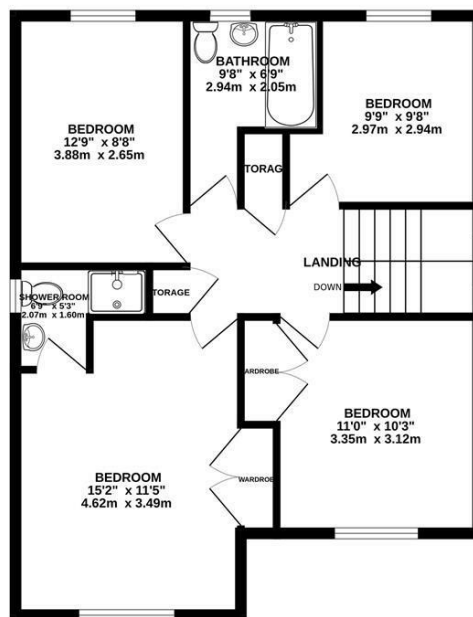
Baker's Ground offers the best of both worlds: a peaceful, tranquil setting with immediate access to a wealth of amenities. Enjoy excellent transport links, top-notch sports facilities, and a gym complex, along with easy commutes to major employers and Bristol Parkway Train Station. Even with such convenience, the countryside is just minutes away.



GROUND FLOOR
709 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 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 modern and attractive four-bedroom family home
- Set on a much sought-after development
- Easy access to a wealth of local amenities and transport links
- A well-proportioned, level rear garden
- Garage and off-street parking
- Two reception rooms
- Ground floor WC
- Offered to the market with no onward chain

Guide Price: £495,000

Tenure: Freehold

Council Tax Band: E

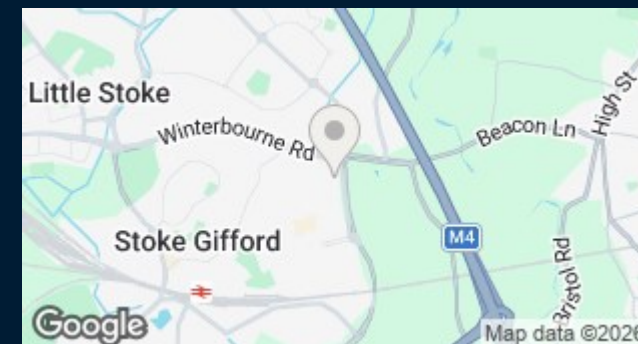
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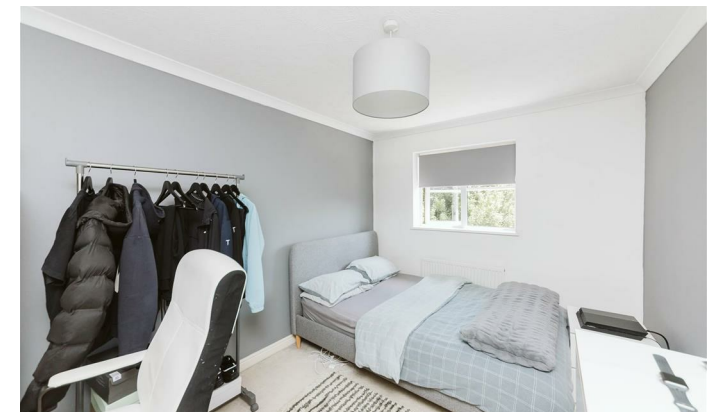
Local Authority: South Gloucestershire

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. Please contact the office to confirm any details.





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