
Hydes
OF BRISTOL
STOKE PARK ROAD SOUTH
SNEYD PARK
BRISTOL

3 Redwood, Stoke Park Road South, Sneyd Park, Bristol, BS9 1LS

INTRODUCTION

An exceptional opportunity to acquire a modern townhouse in the highly desirable Sneyd Park area of Bristol. Enjoying the exclusivity of a quality gated development, this beautifully presented and well appointed, versatile family home offers comfortable accommodation that is arranged over four floors catering superbly for contemporary family living. The large windows throughout flood the accommodation with natural light and combined with the leafy green and pleasant surroundings provide a feeling of peace and tranquillity, whilst still within easy access to all that Bristol has to offer.

SUMMARY OF ACCOMMODATION

Imposing stone gateposts that house double electric gates for vehicles, and a single pedestrian gate to the side lead to the block paved driveway that passes the communal garden and leads to the properties. The front door to number three can be found at upper ground level, although for convenience the current family use the lower ground entrance next to the car port and automatic up and over garage door. This affords access to a utility room and a cloakroom with facilities.

The principal living accommodation is on the upper ground floor, and is quite frankly stunning. The wonderful split level kitchen/living/dining area creates fabulous family living allowing direct access to the garden. This light and bright space divides informally into the three separate areas, and as one would expect the kitchen is of the highest calibre and incorporates a myriad of modern appliances, which leads to the dining area with oak and glass gallery that overlooks, and in turn leads to the living space with a glass roof creating a fabulous garden room with direct garden access to the patio and beyond. To the front is the sitting room with a fabulous view across the communal gardens and beyond over Sneyd Park, and offers a quiet sanctuary away from the family hub with a contemporary fireplace offering a central point of focus.

The bedrooms are all good sizes, and are arranged over the upper two floors, with the master and second bedrooms both boasting lovely ensuite bathrooms, whilst the other three bedrooms share a sumptuous family bathroom. The top bedroom to the front of the house enjoys its own private balcony.

Outside the property is very carefully designed to make the most of a generous plot, whilst creating a relatively maintenance free environment for a family to enjoy. The landscaping is both clever and attractive, and complements the beautiful natural woodland surroundings.

As well as the private gardens the development also enjoys a very pleasant communal garden that is mainly laid to lawn with an impressive Redwood Tree to the front as well as an allocated parking space, plus visitor parking and organised recycling provision.

LOCATION

Situated in a quiet tree-lined road at the top of Sneyd Park this exciting opportunity affords good access to Durdham Downs with its 400 acres of parkland. Offering excellent access to Clifton and Redland just across the aforementioned Downs, it is ideally positioned to enjoy all that vibrant Redland and Clifton life has to offer, whilst living in peaceful surroundings.

Bristol itself has a popular cultural and music scene, catering for all tastes and genres and is famed for its green, open spaces such as the previously mentioned Durdham Downs as well as the Ashton Court Estate. There is a rich history which can be seen throughout the city, in particular Brunel's Suspension Bridge, the SS Great Britain, Concorde and the Historic Harbourside. The harbourside offers a wealth of restaurants and bars as well as Ashton Gate Stadium, for the more active there is sailing and windsurfing at Baltic Wharf, and even surfing at "The Wave".

For the commuter, this property offers good road access to the commercial centre of Bristol, and indeed the motorway networks. Clifton Down Shopping Centre and Railway station is close by offering regular access to Bristol Temple Meads train station that provides an extensive service to many cities nationwide. The Property also offers convenient access to the city's international airport that flies to major British Cities, and also flies directly to many European Countries and beyond.







USEFUL INFORMATION

TENURE: Freehold

EPC: A (92) with the potential of A (93) It should be noted that the current EPC has expired and another has been instructed.

LOCAL AUTHORITY: Bristol City Council

COUNCIL TAX BAND: G which is £4,522.80

BROADBAND: Superfast Broadband – Download up to 80 Mbps and Upload of up to 20 Mbps

MOBILE PHONE COVERAGE: Data and voice "Good outdoor, and variable in home" for 02, EE, Three and Vodafone.

ANNUAL COMMUNAL CHARGE: Approx £800 For Driveways, Communal Gardens and Electric Gate System With Intercom

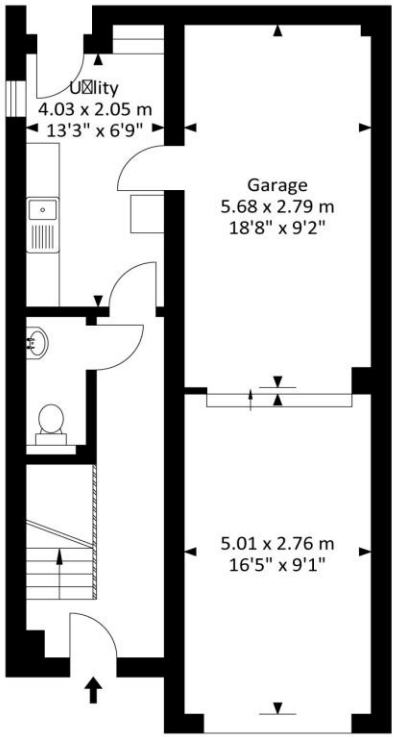
SERVICES: The property benefits from mains Gas, Electricity, Water and Drainage.

IMPORTANT NOTE

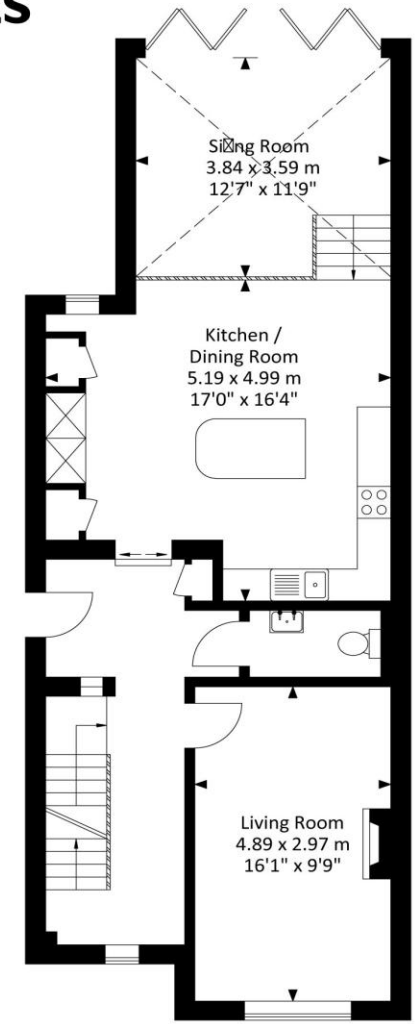
Hydes of Bristol and any joint agents give notice that (i) they have no authority to make or give representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances or measurements are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Hydes Of Bristol have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. (iii) In accordance with the consumer protection from unfair trading regulations, please note that the working condition of these services, or kitchen appliances has not been checked by the Agents but at the time of taking particulars we were informed that all were in working order. Please also note that current government legislation demands that as selling agents for this property, Hydes Of Bristol require written evidence of the origin/source of finance for funding for any prospective purchaser wishing to purchase this property. This confirmation shall be required prior to the vendor entering into any contract of sale and our instructions from the vendor are to this effect.

Stoke Park Road South, Sneed Park, Bristol BS9 1LS

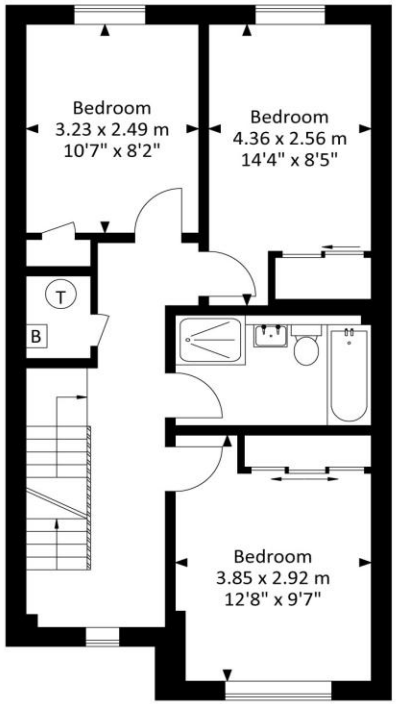
Approx. Gross Internal Area
1918.0 Sq.Ft - 178.20 Sq.M
Garage Area
324.0 Sq.Ft - 30.10 Sq.M
Total Area
2242.0 Sq.Ft - 208.30 Sq.M



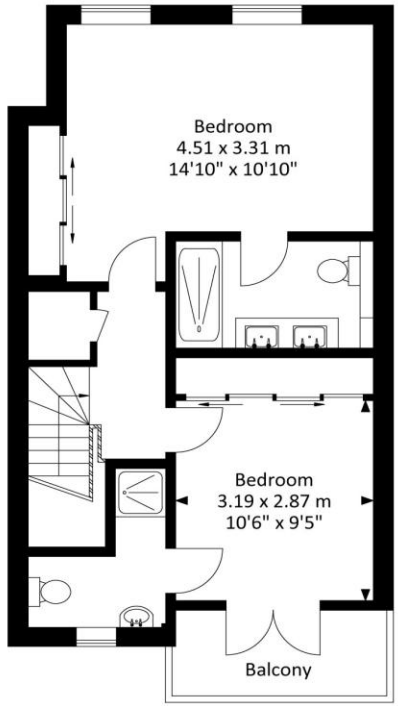
Ground Floor



First Floor



Second Floor



Third Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.









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