



Grange Avenue, Little Stoke Bristol BS34 6JY

welcome to

Grange Avenue, Little Stoke Bristol

Superb four-bedroom detached home in the heart of Little Stoke offering spacious and versatile living, two bathrooms, kitchen-diner, utility room, integral garage and a generous enclosed garden,...all within a highly connected and sought-after residential location.

Grange Avenue Entrance

Access granted over the driveway and pathway through the pretty front garden. Herbaceous borders make for attractive kerb appeal. A modern glazed doorway leads inwards.

Hallway

Light and bright. Leading toward the stairs and into the main living room.

Living Room

Spacious and comfortable room with pretty outlook to the front aspect via box bay window. Plenty of room for lounging furniture and presented well with feature fire breast and gas fire. Here links conveniently into the kitchen-diner and benefits from shared light.

Dining Room

Linked to the kitchen, the dining space offers tremendous versatility, great garden views and lovely natural light. French door offer direct garden access. Complete with modern wood effect laminate flooring.

Kitchen

Well proportioned contemporary kitchen finished in glossy grey with contrasting worktops. All the expected appliance and space for additional white good. Here further benefits from light and garden views. Leading onward to the spacious cloakroom and further cloakroom WC.

Utility

Invaluable utility space with further access into the garden plus the cloakroom.

Cloakroom W.C.

A convenient addition with WC, basin and window to the side aspect.

Stairs

Leading upwards.

Landing

Leading to all areas. Loft access via ceiling hatch here.

Bedroom 1

Really spacious main bedroom with the benefit of light and a pretty outlook PLUS full ensuite. Space for plenty of additional furniture.

Ensuite

Particularly spacious ensuite to include a bath, basin, WC and shower cubicle. Here offers light and views over the garden.

Bedroom 2

Another well proportioned double bedroom, presented well with garden views.

Bedroom 3

Further well presented double with pretty forward facing views.

Bedroom 4

The fourth and final bedroom facing the front aspect offers flexibility and is well proportioned for a room of it's type. Currently used as a home office.

Bathroom

Modern fitted shower room with cubicle, WC, 'floating' basin and vanity.

Garage

Well proportioned integrated garage with access

from the front driveway.

Driveway

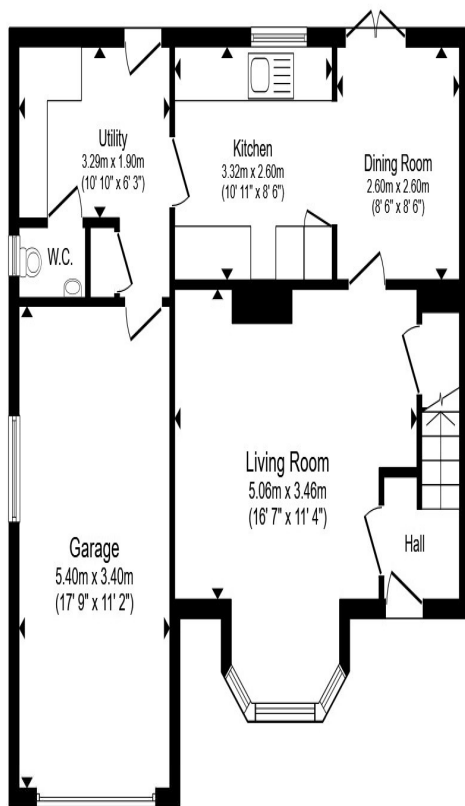
Driveway with pillar access from street for multiple vehicles.

Garden

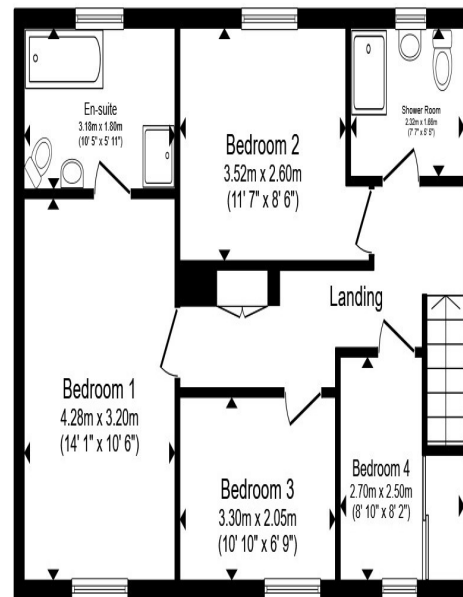
Well proportioned garden with boundary fencing, lawn spaced, paved area and herbaceous borders.

Agents Notes

The home is Poured Reinforced Concrete Construction and has been certified.



Ground Floor



First Floor

Total floor area 124.7 m² (1,342 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
Grange Avenue,
Little Stoke Bristol

- Four Bedrooms / Two Bathrooms / Additional Cloakroom WC
- Poured Reinforced Concrete Construction (Certified)
- Light, Bright and Spacious Living room
- Kitchen / Diner
- Impressive Separate Utility

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£350,000



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Property Ref:
STG110348 - 0005

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