



95b Coombe Lane, Stoke Bishop

Guide Price Range: £1,100,000 - £1,200,000

RICHARD
HARDING



95b Coombe Lane,

Stoke Bishop, Bristol, BS9 2AR

RICHARD
HARDING

A newly constructed (2019) 5 bedroom (2 en-suite), 2 reception room detached residence situated in leafy Stoke Bishop enjoying ample off-road parking, a double garage and good sized level gardens.

Key Features

- High specification including tasteful timber framed double glazed windows and system fed underfloor heating.
- High ceilings throughout.
- Choice of carpets to be supplied and fitted on exchange.
- Sold with no onward chain making a prompt and convenient move possible.
- Leafy Stoke Bishop location within a short stroll of wonderful walks through The Dingle and Blaise Castle Estate. Local shops and The Hideaway café and bus connections are also nearby, as are Coombe Dingle Sports Ground and Stoke Bishop Primary School.
- **Ground Floor:** entrance vestibule with adjoining cloaks cupboard leads through into a welcoming central reception hallway, generous sitting room with 5 bi-folding doors providing a seamless access out onto the gardens, separate kitchen/dining room, reception 2/family room and ground floor cloakroom/wc.
- **First Floor:** light filled landing, principal double bedroom with en-suite, bedroom 2 with en-suite, 3 further bedrooms, family bathroom/shower/wc.
- **Outside:** 65ft x 40ft rear garden, landscaped driveway providing off street parking for multiple cars and a double garage.
- A rare opportunity to purchase a new build home in Stoke Bishop.





GROUND FLOOR

APPROACH: via a pillared driveway entrance accessing a generous block paved driveway providing off road parking for multiple vehicles. The driveway leads up the right hand side of the property to the double garage and main entrance to the house.

ENTRANCE VESTIBULE: (7'11" x 5'10") (2.42m x 1.78m) oak herringbone flooring, high ceiling, door accessing a cloaks storage cupboard, providing ample space for coats and shoes whilst also housing the electrical fuse box. Further door leads into the main reception hallway.

RECEPTION HALLWAY: (12'4" x 10'0" inclusive of staircase) (3.75m x 3.05m) a generous central entrance hallway with herringbone oak flooring with underfloor heating, staircase rising to first floor landing and doors leading off to the sitting room, reception 2/family room, kitchen/dining room and ground floor cloakroom/wc.

SITTING ROOM: (19'3" x 14'7") (5.86m x 4.44m) high ceiling, 5 tall bi-folding doors providing a seamless access out onto the rear garden, feature stone fireplace with coal effect gas fire, with timber framed double glazed windows beside. Oak flooring with underfloor heating and wall mounted thermostat control.

KITCHEN/DINING ROOM: (overall measurement 26'4" x 12'8" max) (8.03m x 3.87m) a stylish and well-appointed brand new kitchen with a range of base and eye level units with quartz worktop over. Integrated appliances including eye level Neff ovens, 4 ring gas hob, fridge/freezer and dishwasher, ample space for dining table and chairs, oak flooring with underfloor heating, timber framed double glazed windows to front and two bi-folding doors accessing the rear garden. Further door leads off the kitchen/dining room to the utility room.

UTILITY ROOM: (10'1" x 5'8") (3.07m x 1.72m) a smart and well-arranged utility space with storage cupboards, corner **Airing Cupboard** housing the pressurised hot water tank, wall mounted gas central heating boiler, quartz worktop with inset sink, plumbing and appliance space for washing machine, double glazed timber framed window to side and door accessing the driveway. Tiled flooring with underfloor heating.

RECEPTION ROOM 2/FAMILY ROOM: (19'8" x 8'10") (6.0m x 2.69m) a useful second reception room, perfect for a snug, music room or work space from home with bay window to rear comprising double glazed timber framed windows, underflooring heating and thermostat control.

GROUND FLOOR CLOAKROOM/WC: low level wc, wash basin with storage drawers beneath and tiled splashbacks, obscure double glazed window to side, extractor fan.

FIRST FLOOR

LANDING: a good sized central landing with high ceiling, Velux skylight window flooding the landing and stairwell with natural light, doors lead off to all 5 bedrooms, family bathroom/wc and a shallow recessed storage cupboard, housing the manifolds for the underfloor heating.

BEDROOM 1: (19'3" x 13'9") (5.86m x 4.18m) a double bedroom with timber framed double glazed windows overlooking the garden, walk in recess which could house a dressing table or wardrobe, underfloor heating with wall mounted thermostat and door accessing:-

En Suite Shower Room/wc: a white suite comprising a shower enclosure with system fed shower, low level wc, pedestal wash basin, obscure double glazed timber framed window, heated towel rail/radiator, tiled floor and walls.

BEDROOM 2: (12'4" x 12'1") (3.76m x 3.69m) a double bedroom with two double glazed timber framed windows, underfloor heating with wall mounted thermostat and door accessing:

En Suite Shower Room/wc: comprising a shower enclosure with system fed shower, low level wc, wash hand basin, shaver point, heated towel rail, inset spotlights, extractor fan, obscure double glazed window to rear, tiled floor and walls.

BEDROOM 3: (13'4" x 12'2") (4.05m x 3.21m) a double bedroom with dual aspect timber framed double glazed windows to front and side, underfloor heating with wall mounted thermostat.

BEDROOM 4: (12'8" x 10'11") (3.86m x 3.33m) a double bedroom with double glazed window to front, underfloor heating with wall mounted thermostat.

BEDROOM 5: (11'0" x 8'6") (3.35m x 2.58m) a single bedroom or home office with double glazed windows to front, underfloor heating and wall mounted thermostat.



FAMILY BATHROOM/WC: white suite comprising panelled bath with mixer taps and shower attachment, recessed shower enclosure with system fed shower, low level wc, pedestal wash basin, tiled walls, tiled flooring with underfloor heating, heated towel rail and obscure double glazed windows to side.

OUTSIDE

FRONT GARDEN & OFF ROAD PARKING: there is an L shaped brick paved driveway affording ample off road parking for multiple cars. The driveway extends up the right hand side of the building towards the double garage.

DOUBLE GARAGE: (21'3" x 18'8") (6.48m x 5.69m) a generous double garage with pitched roof, power point, light and door accessing the rear garden.

REAR GARDEN: (approx. 65ft across x 40ft in depth + additional side garden sections wrapping round the sides of the property) (19.81m x 12.19m) a level lawned garden with paved seating area wrapping round the property, side sections of garden with gated access out onto the driveway and door through to the double garage. Outdoor power point, fenced boundaries and hedgerows to front providing privacy.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: ...

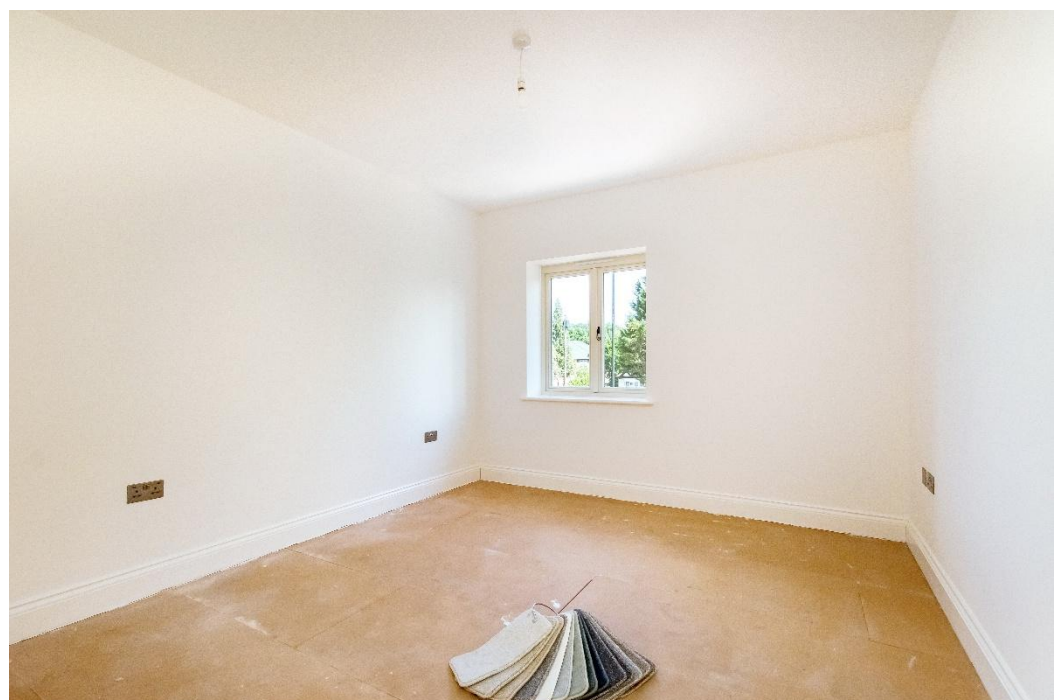
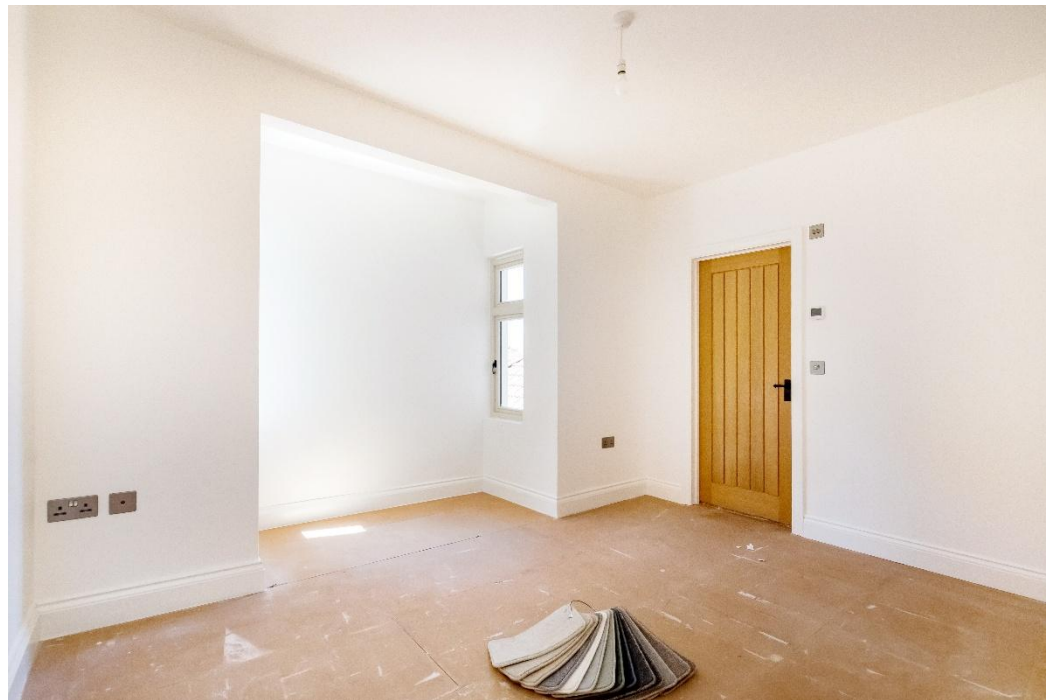
PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.

- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



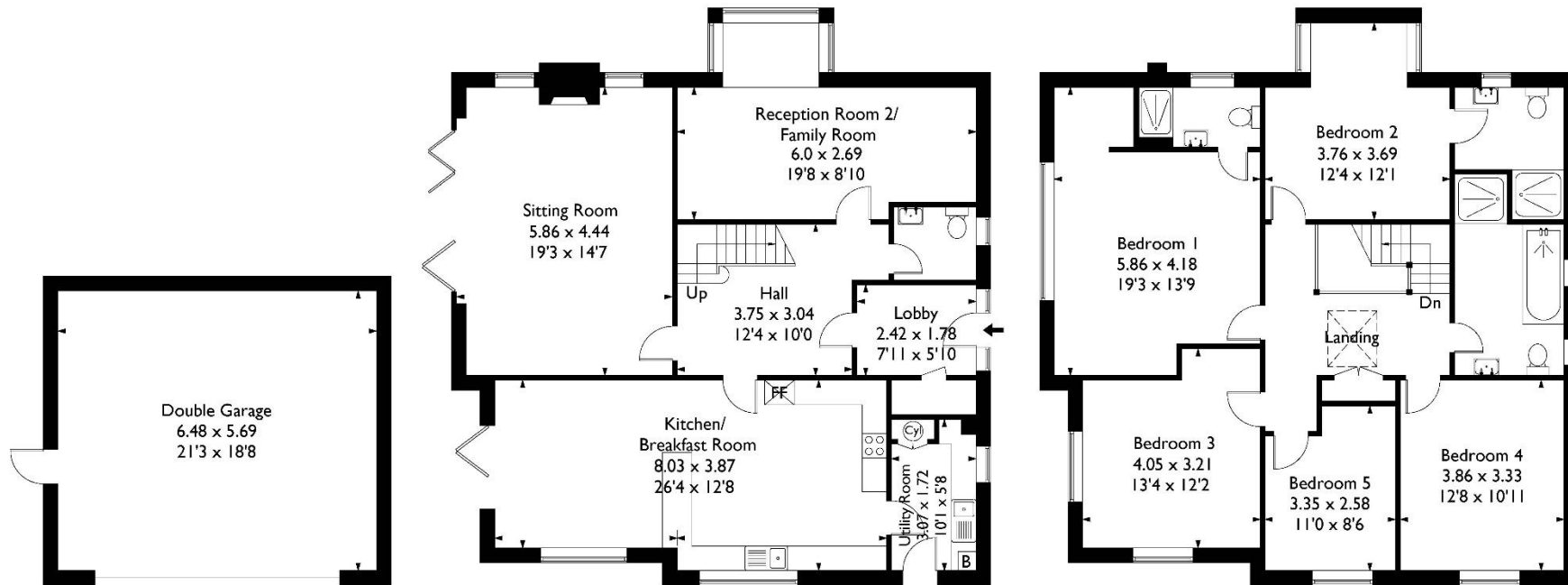
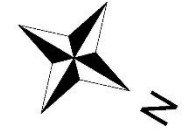


Coombe Lane, Stoke Bishop, Bristol, BS9 2AR

Approximate Gross Internal Area = 200.99 sq m / 2163.43 sq ft

Garage Area = 36.87 sq m / 396.86 sq ft

Total Area = 237.86 sq m / 2560.29 sq ft



Not In Actual
Location / Orientation

Ground Floor

First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.