



Goose Acre, Bradley Stoke Bristol BS32 8AP

welcome to

Goose Acre, Bradley Stoke Bristol

This very well proportioned home boasts gardens to the front and rear, double garage, light throughout and driveway parking. The convenient location further offers a wealth of amenities and transport links whilst the position feel somewhat tranquil.

Larch Way Entrance

Double glazed door lead into a sizable hallway complete with wooden laminate flooring. Here the 'open-tread' staircase adds a feature point and bolsters the feeling of space as found throughout.

Study

8' 1" max x 9' 9" max (2.46m max x 2.97m max)
The dedicated study space to the front aspect is also finished with a continuation of wooden laminate flooring for unity between areas. The room suits modern buyers whilst offering flexibility as to your needs.

Living Room

11' 9" max x 14' 7" max (3.58m max x 4.45m max)
Well proportioned with views to the front aspect and garden. The space with coving, carpet and feature fireplace surround is linked to the dining room adjacent via square arch. The aforementioned adds to the light and further offers views to the rear garden through the conservatory.

Dining Room

9' 4" max x 11' 9" max (2.84m max x 3.58m max)
Well proportioned space leading into the conservatory. Finished to the same high standard to include kitchen serving hatch and convenient position adjacent to the kitchen.

Kitchen

14' 4" max x 11' 8" max (4.37m max x 3.56m max)
Complete with wall and base units and space for all the expected white goods. The kitchen offers lovely rear garden views and direct access into the utility.

Utility

5' 4" max x 8' 1" max (1.63m max x 2.46m max)

Further wall and base units plus basin. Space for white goods and convenient side access into the garden.

Conservatory

10' 10" max x 13' 9" max (3.30m max x 4.19m max)
This delightful and substantial conservatory is the perfect place to relax. Complete with lighting, power and heating.

Stairs Leading Upwards

Attractive 'open-tread' staircase.

Bedroom One

12' 7" max x 11' 11" max (3.84m max x 3.63m max)
Well proportioned with views to the front aspect. The space includes substantial fitted storage plus ensuite.

Ensuite

Finished to a high standard with basin over vanity, WC and oversized shower cubicle. Further window to the side aspect for elevated light.

Bedroom Two

12' 4" max x 8' 11" max (3.76m max x 2.72m max)
Well proportioned double bedroom with garden views. Also complete with fitted storage.

Bedroom Three

10' 11" max x 7' 5" max (3.33m max x 2.26m max)
Another good sized bedroom currently configured as a twin room. Views to the garden.

Bedroom Four

11' 11" max x 11' 5" max (3.63m max x 3.48m max)
Last but by no means least...the fourth bedroom to the front aspect offers good proportions for a room of it's type and offers flexibility.

Family Bathroom

Stylish three piece bathroom with shower over bath, WC and integrated units with basin. Here is a side aspect window creating plenty of natural light.

Externally Gardens

Mature gardens to the front and rear. The rear garden includes herbaceous borders and a delightful paved space adjacent to the conservatory.

Double Garage

Hugely desirable double garage with up and over doors. Located adjacent.

Agents Notes

The seller's are motivated to sell and offering with no chain.



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.focalagent.com

welcome to
Goose Acre,
Bradley Stoke Bristol

- Superb Four Bedroom Detached Home
- Spacious Throughout with Equally Spacious Integrated Conservatory
- Double Garage and Impressive Driveway
- No Onward Chain - Keen to Sell
- Gardens to Front and Rear / Separate Dedicated Office and 2 Receptions PLUS Utility

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

offers in excess of
£550,000



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Property Ref:
STG109725 - 0003

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