



38 Queens Gate, Stoke Bishop
Guide Price £1,250,000

RICHARD
HARDING



38 Queens Gate,

Stoke Bishop, Bristol, BS9 1TZ

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A much sought after detached 4-bedroom, 2-reception room plus study, 3-bathroom family home. Constructed in the late 1990s and offering generously proportioned and well-appointed accommodation throughout. Benefitting from a detached double garage and driveway, conservatory, modern kitchen/breakfast room plus front, side and rear gardens allowing all day sun. No onward chain.

Key Features

- Presented to an excellent standard, a high-quality modern house which has been significantly enhanced by recent exterior maintenance and the installation of replacement kitchen and bathroom suites which create a stylish and contemporary living environment.
- Queens Gate is a prized development near Stoke Lodge playing fields within the APR for Cedar Park Primary School with local shops available in Stoke Hill/Shirehampton Road/Westbury on Trym village. Easy commuting out of town via M5 motorway junctions 17 & 18.
- There is an integrated Monitor Audio speaker system in several rooms, including the kitchen, dining room, master bedroom, main bathroom and the en-suite to bedroom 1.
- Well maintained front, side and rear gardens, thoughtfully positioned to enjoy sunlight throughout the day.
- A detached double garage is situated to the rear of the property, providing excellent parking and storage facilities adjacent to the double driveway.
- No onward chain





GROUND FLOOR

APPROACH: the property is approached through its front garden over a lavender lined patio up to a brick pillared storm porch with outside lighting, with a four-obscured-double-glazed-paned wooden door opening to:-

ENTRANCE HALLWAY: a central connecting hallway with tiled Travertine flooring throughout (hallway, downstairs cloakroom, kitchen and utility room), a pair of radiators, window to front elevation, turning staircase rising to first floor landing, wall mounted heating controls and mains wired smoke alarms.

CUPBOARDS: one larger understairs storage cupboard with lighting and coat pegs and further separate narrow tall cupboard with power and lighting.

SITTING ROOM: (23'6" x 12'4") (7.16m x 3.75m) a triple aspect room with double glazed windows to front overlooking front garden, double glazed sliding patio doors to rear garden and a pair of double glazed windows to side garden, set into square bays either side of a stone fireplace with gas log fire, a pair of radiators and triple dimmer switch lighting.

DINING ROOM: (12'2" x 10'11") (3.70m x 3.34m) an internal central reception room accessible from hallway, sitting room and conservatory, double dimmer switch lighting, radiator and ample space for a central dining table.

STUDY: (11'11" x 8'4") (3.63m x 2.55m) double glazed windows to front elevation overlooking front garden with radiator below, a generous sized study which could also double as a 5th ground floor bedroom if required and has both Virgin Media and BT Openreach connections.

KITCHEN/BREAKFAST ROOM: (16'9" x 10'7") (5.11m x 3.23m) an open plan kitchen/breakfast room with tiled flooring throughout; a dual aspect room with double glazed windows to side and double-glazed windows and doors to rear elevation directly opening onto rear garden, with space for breakfast table adjacent to double doors. A fully fitted Howdens kitchen with bullnose edged Silestone worktops with integrated stainless steel 1 1/3rd sink, integrated drainer and swan neck mixer tap with incorporated filtered water tap, water softener and waste disposal Insinkerator. Matching upstand which extends to head height behind induction hob, substantial undercounter and eye level units, pull out larder style cupboards. Integrated Neff appliances include 5 ring induction hob and matching extractor hood, double electric ovens and full-sized dishwasher. Separate tall Miele floor-to-ceiling fridge and matching floor-to-ceiling freezer both sides of the ovens.

UTILITY ROOM: tiled flooring continues with double glazed door opening to side passageway, units on both sides for storage, matching Silestone worktops with those in the kitchen with integrated stainless steel deep utility sink with swan neck mixer tap including hose-tap, space for two stackable white goods (for example washing machine and tumble dryer). Head height metal enclosed electric consumer unit.

CONSERVATORY: (10'8" x 10'6") (3.25m x 3.21m) double glazed conservatory with a general triple aspect overlooking the rear and side gardens with pitched roof, tiled flooring, power and double doors opening onto the rear garden.

CLOAKROOM/WC: suite comprising wc with concealed cistern and full-size, round, stone wash hand basin with designer tap, gas/electric heated stainless steel towel rail and window to front elevation.

FIRST FLOOR

LANDING: loft access hatch with drop down ladder to large, pitched loft space with Valliant mains-fed gas boiler. Radiator and wall mounted heating controls.

BEDROOM 1: (15'9" x 12'2") (4.81m x 3.72m) double glazed windows to front elevation overlooking gardens and street scene views with radiator below, ceiling mounted fan and integrated Sharps wardrobes along one whole wall with matching Sharps double vanity unit and drawers into corner. Sliding door to:-

En-Suite Shower Room/WC: obscured double-glazed windows to front elevation. Porcelain tiled flooring with underfloor heating, corner wall hung wc with concealed cistern, his and hers Corian composite bowl sinks with designer mixer taps, adjustable concave mirror, recessed large Schneider mirrored medicine cabinet with built-in lighting, gas/electric heated stainless steel towel rail, low level shower tray with walk-in shower enclosure with side screen, ceiling mounted rain shower plate with further mixer hose and ceiling mounted extractor fan.

BEDROOM 2: (12'4" x 11'2") (3.75m x 3.40m) double glazed windows to rear elevation overlooking garden and garage with radiator below, a pair of double wardrobes facing each other flanking a double door into:-

En-Suite Shower Room/WC: obscured double glazed window to rear elevation, with corner wc with concealed cistern, wall hung hand basin with mixer tap and storage below, wall mounted mirrored medicine cabinet with built-in light, gas/electric heated stainless steel towel rail, heated towel rail, low level shower tray in walk-in rain shower enclosure with porcelain tiled flooring and tiled walls, mixer shower with side screen and wall mounted extractor fan.



BEDROOM 3: (12'4" x 12'2") (3.75m x 3.72m) double glazed windows to front garden and street scene views with radiator below and a pair of double wardrobes on opposing wall.

BEDROOM 4: (11'2" x 9'11") (3.40m x 3.03m) double glazed windows to rear elevation with radiator below.

BATHROOM/WC: obscured double glazed window to rear elevation, Travertine tiled flooring, with underfloor heating, and walls into corner shower cubicle with mixer shower, wc with concealed cistern, double ended bath with side mixer tap with shower attachment, tiled walls on two sides, wide wall hung hand basin with mixer tap, mirrored medicine cabinet with integrated light, gas/electric heated stainless steel towel rail and wall mounted extractor fan.

OUTSIDE

FRONT GARDEN: extensive front gardens which enjoy all-day sun with two sections of lawn with a low hedge and lavender flanking the central pathway which then branches in two directions around either side of the property via forged lockable gates.

REAR GARDEN: accessible from a side passage either side of the property or from kitchen/breakfast room, conservatory and sitting room. A generous sized rear garden bordered on two sides with timber fencing with an extensive patio abutting the property offering outside water and electricity supply. Various outside wall-mounted lighting.

SIDE GARDEN: a unique feature of this property is the addition of the side garden which is completely connected with the rear and allows additional seating areas to follow the sun as it moves through the day and is laid predominantly to lawn with its stone curtain wall and side lockable forged pedestrian gate leading to the front screened by a mature hedge. A further lockable forged gate from this area leads onto the driveway and pedestrian door into the double garage.

DOUBLE GARAGE: (17'9" x 17'6") (5.42m x 5.33m) a substantial detached double garage with electric up and over door, concrete hardstanding covered by silver-coloured plastic, chequer plate sheeting, high pitched roof with joists providing substantial storage potential, double glazed window to side elevation overlooking garden and a pedestrian door onto the rear garden.

DRIVEWAY: a wide double block paviour driveway sits immediately in front of the double garage.

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: G

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		
69-80	C	75 C	78 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.





Queens Gate, Stoke Bishop, Bristol BS9 1TZ

Approximate Gross Internal Area 180.5 sq m / 1942.9 sq ft

Garage Area 28.9 sq m / 311 sq ft

Total Area 209.4 sq m / 2253.9 sq ft



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.