



**Gadshill Drive, Stoke Gifford Bristol BS34 8UU**

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**Gadshill Drive, Stoke Gifford Bristol**

This superb three/four bedroom detached home is located within one of Stoke Gifford's most sought-after locations. The property with converted garage offering additional living space includes driveway parking, spacious garden and ultra convenient access to a wealth of local amenities.



### **Gadshill Drive Entrance**

The entrance to this handsome house is granted over the well presented block paved driveway. The frontage is split into two defined areas with decorative gravel and block paving. A paved pathway to the side creates a logical plot boundary and convenient access to the side of the property, A modern stylish glazed door with further glazed vertical transom window leads inwards.

### **Hallway**

14' 10" max x 3' 9" max ( 4.52m max x 1.14m max )  
The spacious hallway leads to all areas and instantly accentuates the feeling of size and space as found throughout. The sealed oak flooring adds a 'wow factor' which continues seamlessly into the main living rooms. \*\* The hallway offers views through to the garden via the kitchen further elevating the open and light feel.

### **W.C**

4' 5" max x 2' 11" max ( 1.35m max x 0.89m max )  
Located just off the main hallway. The well presented cloakroom offers convenience and is presented to a high standard with window to the front aspect. Complete with WC, basin and vanity,

### **Living Room**

14' 3" max x 10' 4" max ( 4.34m max x 3.15m max )  
The stylish living room is open and offers a feeling of light and space. Here we find sealed oak flooring running the whole length granting unity and style. \*\* An efficient log burning stove has been installed and will remain with the property. There are also two TV points located in the living room.

### **Dining Room**

9' 7" max x 8' 3" ,ax ( 2.92m max x 2.51m ,ax )  
This splendid space offers views and direct garden access. Continuation of sealed oak floor granting unity and offers flexible usage options. There is currently a serving hatch through to the kitchen.

### **Kitchen**

9' 7" max x 8' 5" max ( 2.92m max x 2.57m max )  
Attractive and well presented kitchen offering garden views and linked directly to the equally spacious and well presented utility. The space is complete with wall and base units, double electric integrated oven, bespoke four ring gas hob and breakfast bar. Finished with tiled flooring.

### **Utility**

7' 8" max x 8' 1" max ( 2.34m max x 2.46m max )  
The spacious utility is also presented to a high standard and offers further wall and base units, additional sink and drainer and designed space for the stand-alone fridge and freezer. The utility offers direct garden access and further internal access back into the 'converted garage'....i.e Reception 2 and/or Bedroom 4 dependent on your requirements.

### **Snug / Reception 2 / Bedroom 4**

18' max x 7' 9" max ( 5.49m max x 2.36m max )  
The former garage space has been converted to great effect. It is currently being used as an additional bedroom but offers total flexibility. There is a bidet and basin fitted which could be removed under new ownership as required.

### **Stairs Leading Upwards**

Presented to a high standard with carpet, painted spindles and banisters.

### **Landing**

10' 7" max x 6' 2" max ( 3.23m max x 1.88m max )  
Presented to the same high standard leading to all areas. Airing cupboard located here and loft access via hatch.

### **Bedroom One**

12' max x 10' 7" max ( 3.66m max x 3.23m max )  
Very well presented primary bedroom with views to the front aspect. To include built-in storage.

### **Bedroom Two**

10' 7" max x 10' 1" max ( 3.23m max x 3.07m max )  
Another good sized double bedroom presented to a high standard. Here benefits from lovely garden views. Also complete with built-in storage.

### **Bedroom Three**

7' 8" max x 7' 9" max ( 2.34m max x 2.36m max )  
The third bedroom which is afforded light and view to the front is well proportioned for a room of it's type. Currently used as a home office / single room / spare.

### **Bathroom**

6' 8" max x 5' 6" max ( 2.03m max x 1.68m max )  
The sleek and stylish bathroom includes an oversized bath with shower over, WC, basin and radiator. Tiled wall and floor tiles with window to the garden aspect.

### **Exterior**

The exterior of the property has a front and rear tap fitted as well as solar panels. There are also external power points on the front and rear. On a bright day, the front power point can be used to charge electric vehicles.

### **Driveway**

Space for multiple vehicles.

### **Garden**

35' max appx x 34' 2" max appx ( 10.67m max appx x 10.41m max appx )  
Well proportioned garden to include lawn, paved space, herbaceous borders, side access and wooden boundary fencing. Mature trees to the rear aspect offers splendid screen and two sheds are staying with the property.



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## Gadshill Drive, Stoke Gifford Bristol

- Three / Four Bedroom Detached Home
- Desirable Stoke Gifford Location
- Converted Garage (Flexible Use / Currently Bedroom 4)
- Open-Plan Living Room - Straight Through Light and Views - Patio Doors to Garden
- Linked Kitchen and Spacious Utility - Direct Garden Access

Tenure: Freehold EPC Rating: C

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:  
STG109904 - 0006

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