



3 Parrys Grove, Stoke Bishop  
Guide Price £1,050,000

RICHARD  
HARDING



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Stoke Bishop, Bristol, BS9 1TT

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A handsome, spacious and high quality 5 double bedroom, 3 bathroom (2 en-suite) detached family residence of character in a prestigious location with double garage, driveway parking for two cars and a manageable good sized 56ft x 36ft rear garden.

## Key Features

- Attractive and well-designed layout with good sized rooms and plenty of natural light, an impressive reception hall and split-level galleried landing opening up through to the top of the house.
- Peaceful prestigious location in a sought after neighbourly community with its own arboretum - a special and unusual amenity for residents, Stoke Lodge playing fields are nearby and the Downs are within easy reach; there are two good local primary schools (Elmlea and Cedar Park) circa 0.25 miles; local shops are available in Stoke Bishop Village/Shirehampton Road/Stoke Lane/ Westbury-on-Trym Village/Henleaze Road/North View; convenient for access to Whiteladies Road, Clifton Village, city centre and commuting out of town via M5 motorway junctions 17 & 18.
- **Ground Floor:** reception hall, cloaks/wc, **27ft x 11ft** sitting room with inglenook style fireplace, **14ft x 10ft** dining room, sociable **16ft x 10ft/13ft** kitchen/breakfast room, utility room.
- **First Floor:** galleried landing, bedroom 1 with en-suite shower room/wc, bedroom 2 with en-suite shower room/wc, bedroom 3, bedroom 4, bedroom 5, family bath/shower room/wc.
- Gas central heating, double glazed windows.
- **Outside: front garden (53ft x 26ft max)** with off street driveway parking space for two vehicles, double garage, pleasant **rear garden (53ft x 36ft)**.





## GROUND FLOOR

**APPROACH:** via drive and pathway to **Covered Porch Entrance** with outside light, front entrance door with double glazed leaded side lights.

**RECEPTION HALL:** (overall max L shaped dimensions inclusive of part of staircase and cloaks/wc **12'8" x 10'3"**) (**3.86m x 3.12m**) ornate ceiling cornice, traditional staircase with handrail and balustrade rising to first floor, double doors into both sitting and dining rooms, understairs cupboard, radiator.

**CLOAKROOM/WC:** (front) (**6'9" x 3'0"** max) (**2.06m x 0.91m**) white suite, wash basin, low level wc, tiled floor, contemporary heated towel rail/radiator, double glazed leaded light window.

**SITTING ROOM:** (front to rear) (**26'10"** max into bay and French window **x 11'8"** plus fireplace recess) (**8.18m x 3.56m**) ornate ceiling cornice, centre roses, wide front bay with double glazed leaded light windows, double glazed double doors and side panels open out to rear terrace and garden, dado rail. Handsome Inglenook style recessed brick fireplace with massive beam over plus inset fire basket with living flame coal effect gas fire. Double glazed leaded light windows casting light into the fireplace area, radiators.

**DINING ROOM:** (rear) (**14'9"** max into bay **x 10'5"**) (**4.50m x 3.18m**) ornate ceiling cornice, centre rose, wide deep semi-circular bay with double glazed leaded light windows, dado rail, radiator.

**FAMILY KITCHEN/BREAKFAST ROOM:** (rear) (overall dimensions **16'1"** max **x 10'1"** min extending to **13'6"** max) (**4.91m x 3.07m/4.11m**) extensive range of base and wall units incorporating drawers, cupboards, shelves and generous work surfaces with tiling behind and lighting over, inset 4 ring gas hob unit with filter hood over. Integrated appliances include separate electric fan oven, microwave, tall fridge, tall freezer and dishwasher. Single drainer sink unit with rinsing bowl and mixer tap, tiled floor, radiator, double glazed leaded light windows and adjacent double glazed double doors opening outside to rear terrace and garden.

**UTILITY ROOM:** (side) (**8'1" x 5'3"**) (**2.46m x 1.60m**) single drainer sink unit with mixer tap, worktop with base unit under and space and plumbing for washing machine and space for tumble dryer, adjacent tall storage cupboard containing gas boiler and timer/programmer, tiled floor, radiator, side door leads outside.



## FIRST FLOOR

**GALLERIED LANDING:** staircase rises and divides to front and rear wings of the house with balustrades to either side. Large deep **Airing Cupboard** with ample linen shelving and generous lagged hot water cylinder. Double glazed leaded light windows, radiator, drop down ceiling access hatch to insulated partially boarded roof space.

**BEDROOM 1 & EN-SUITE SHOWER ROOM/WC:** (front)

**Bedroom 1:** (**15'3"** max to rear of built-in wardrobes **x 13'7"** min) (**4.64m x 4.15m**) extensive range of built-in wardrobes and central dressing table, double glazed leaded light windows, radiator. Door into:-

**En-Suite Shower Room/wc:** tiled walls and floor, white suite, wash basin, low level wc, tiled shower enclosure with system fed shower unit, contemporary heated towel rail/radiator, double glazed leaded light window, light unit with shaver point.

**BEDROOM 2 & EN-SUITE SHOWER ROOM/WC:** (rear)

**Bedroom 2:** (**14'9"** **x 13'11"** max) (**4.48m x 4.24m**) extensive range of built-in wardrobes and central dressing table, double glazed leaded light windows, radiator. Door into:-

**En-Suite Shower Room/wc:** (**5'10"** **x 5'3"** plus shower cubicle) (**1.78m x 1.60m**) tiled walls and floor, white suite, wash basin, low level wc, tiled cubicle with system fed shower unit, contemporary heated towel rail/radiator, double glazed leaded light window, light unit with shaver point.

**BEDROOM 3:** (front) (**13'11"** **x 10'0"**) (**4.24m x 3.06m**) double wardrobe area, double glazed leaded light windows, radiator.

**BEDROOM 4:** (rear) (**12'9"** **x 8'11"**) (**3.89m x 2.73m**) built-in open-fronted double wardrobe, double glazed leaded light windows, radiator.

**BEDROOM 5:** (rear) (**10'11"** **x 9'0"**) (**3.32m x 2.74m**) double wardrobe area, double glazed leaded light windows, radiator.



**FAMILY BATH & SHOWER ROOM/WC:** (side) (9'0" x 7'0") (2.74m x 2.13m) tiled walls and floor, white suite, wash basin, low level wc, bath with mixer tap and handheld shower attachment, separate tiled cubicle with system fed shower unit, contemporary heated towel rail/radiator, double glazed leaded light windows.

## OUTSIDE

**OFF STREET PARKING SPACE:** paved hardstanding fronting the double garage provides space for two vehicles.

**DOUBLE GARAGE:** (approx. dimensions 17ft wide x 16ft deep) (5.18m x 4.88m) twin up and over doors, electric light and power installed.

### **GARDENS:**

**Front:** (approx. dimensions 53ft wide x 19ft min/26ft max depth) (16.15m x 5.79m/7.92m) paved driveway hardstanding providing off street parking, paved pathway to front door, delightful enclosed front lawn - a favourite spot for quietly contemplating summer evenings with a drink in hand, brick boundary walls, borders with screening shrubs and bushes, cold water tap.

**Rear:** (approx. dimensions 53ft wide x 36ft deep) (16.15m x 10.97m) paved sitting out patio/pathway all along the rear of the house accessed from both the sitting room and kitchen/breakfast room, generous lawned area with perimeter border, specimen Bramley apple tree, espaliered fruit trees and climbers to the fenced and walled boundaries respectively, outside light, cold water tap. Wide gated side entrance leading through to front, with gas and electricity meters on the side of the house and space for bins.

## IMPORTANT REMARKS

**AGENTS NOTES:** we understand that the sellers make quarterly contributions towards maintenance of trees, fencing and walls of £65.

**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	71 C	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.



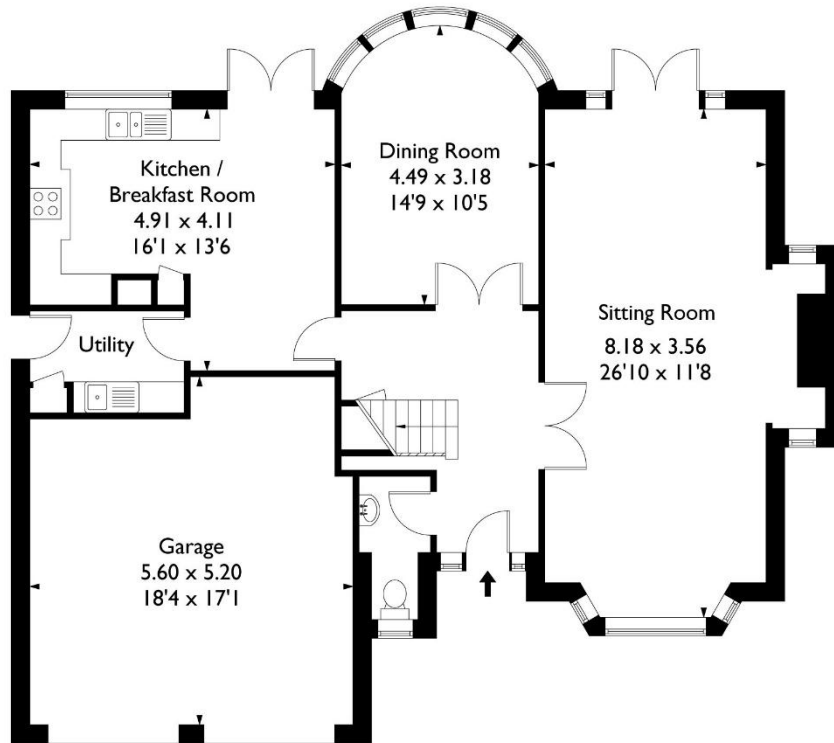


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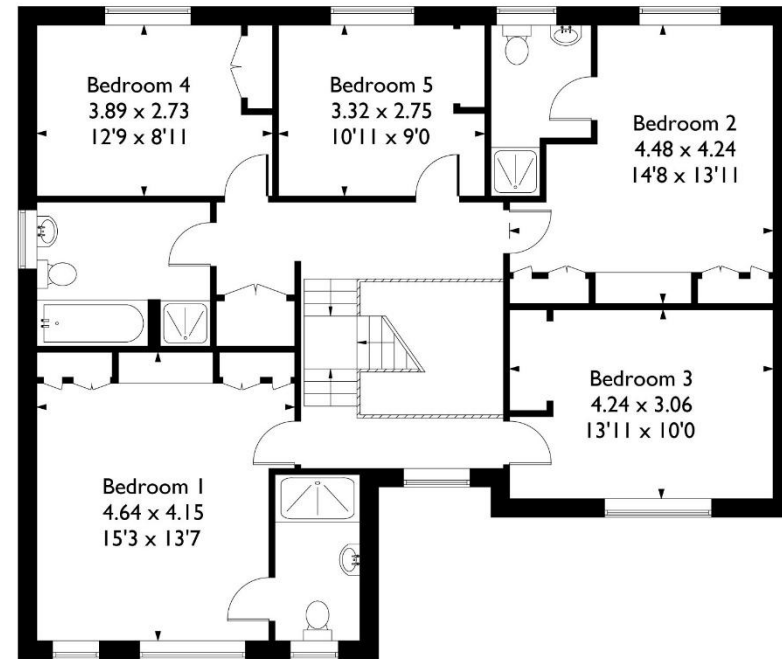
Approximate Gross Internal Area 181.8 sq m / 1956 sq ft

Garage Area 26.8 sq m / 289 sq ft

Total Area 208.6 sq m / 2245 sq ft



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.