

Hambrook Lane

STOKE GIFFORD



Fantastic extension to the rear that links the living and kitchen breakfast room with bi folding doors out on to raised composite deck with glass balustrade looking across the countryside. an incredible space to relax and unwind after a long day.

Comments by Ms Ashton Jones



Property Specialist

Ms Ashton Jones

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We have loved living here and the extension and raised deck are our favourite room. we hope the next owners enjoy as much as we have, we love the areas so much so that we are only moving to a bungalow around the corner.

Comments by Homeowner







Hambrook Lane

Stoke Gifford, Bristol, BS34 8QB

Asking Price

£440,000

3 Bedroom(s) | 1 Bathroom(s) | 1234.00 sq ft



Contact our
Property Outlet branch

0117 935 4565

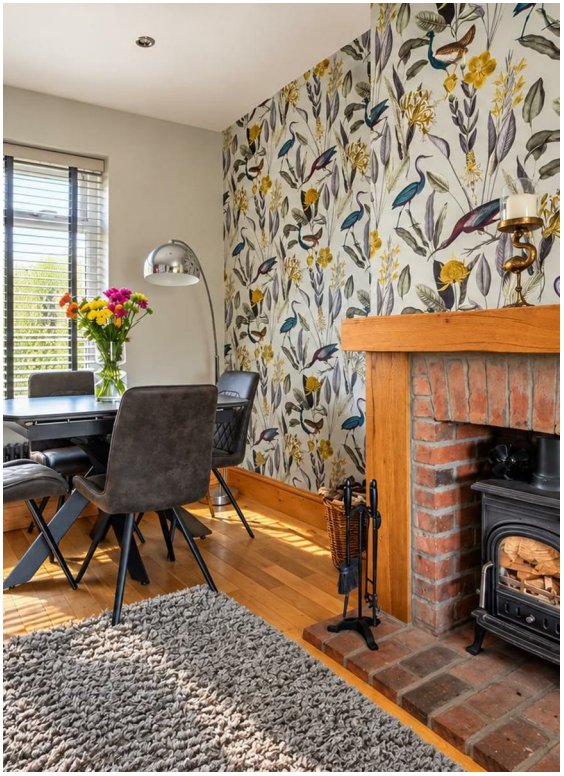
Nestled in the charming area of Hambrook Lane, Stoke Gifford, Bristol, this delightful semi-detached family home offers a perfect blend of comfort and modern living. Built between 1950 and 1959, the property has been thoughtfully extended to the rear, providing ample space for family life. Spanning an impressive 1,234 square feet, the home features two inviting reception rooms, ideal for both relaxation and entertaining.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for family members or guests. The bathroom is conveniently located, catering to the needs of a busy household. One of the standout features of this home is the large detached garage, which can serve as a gym or additional storage space, providing versatility to suit your lifestyle.

Step outside to discover a stunning south-facing garden, set on a generous 0.16 acres. This outdoor oasis includes a charming koi pond, perfect for tranquil moments spent in nature. The raised composite deck, accessible from the living room, is adorned with a stylish glass balustrade, creating an elegant space for al fresco dining or simply enjoying the sunshine.

This property is not just a house; it is a home that offers a wonderful opportunity for family living in a sought-after location. With its spacious interiors, beautiful garden, and convenient amenities nearby, this semi-detached residence is sure to appeal to those seeking a comfortable and inviting place to call their own.









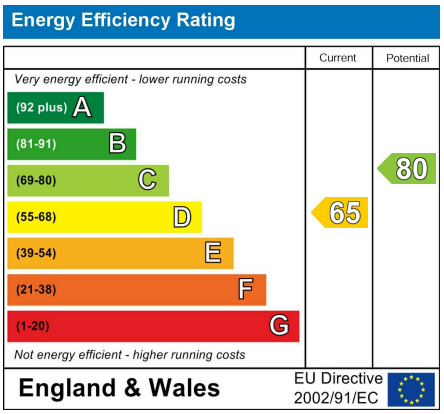











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
80
England & Wales
EU Directive 2002/91/EC













Porch 6'2" x 3'1" (1.88m x 0.94m)

Hall 4'8" x 3'5" (1.43m x 1.06m)

Kitchen Breakfast room 9'6" x 15'11" (2.91m x 4.86m)

Under floor heating

Living Room 10'11" x 15'11" (3.34m x 4.86m)

Sitting Room 20'5" x 8'3" (6.23m x 2.54m)

Bi-folding doors onto composite deck.

To the first floor

Bedroom One 14'2" x 7'4" (4.34m x 2.25m)

Bedroom Two 10'4" x 9'9" (3.15m x 2.98m)

Bathroom 7'3" x 5'10" (2.21m x 1.79m)

Bedroom Three 7'11" x 8'3" (2.43m x 2.53m)

Garage / Gym / Storage 12'2" x 20'6" (3.72m x 6.25m)

Split into two section with door to the driveway

Rear Garden

Split into 4 sections, raised decked area, and second lawns and veg patch, chicken coop and green house in the 4th. Sat in apporx 0.16 of an acre.

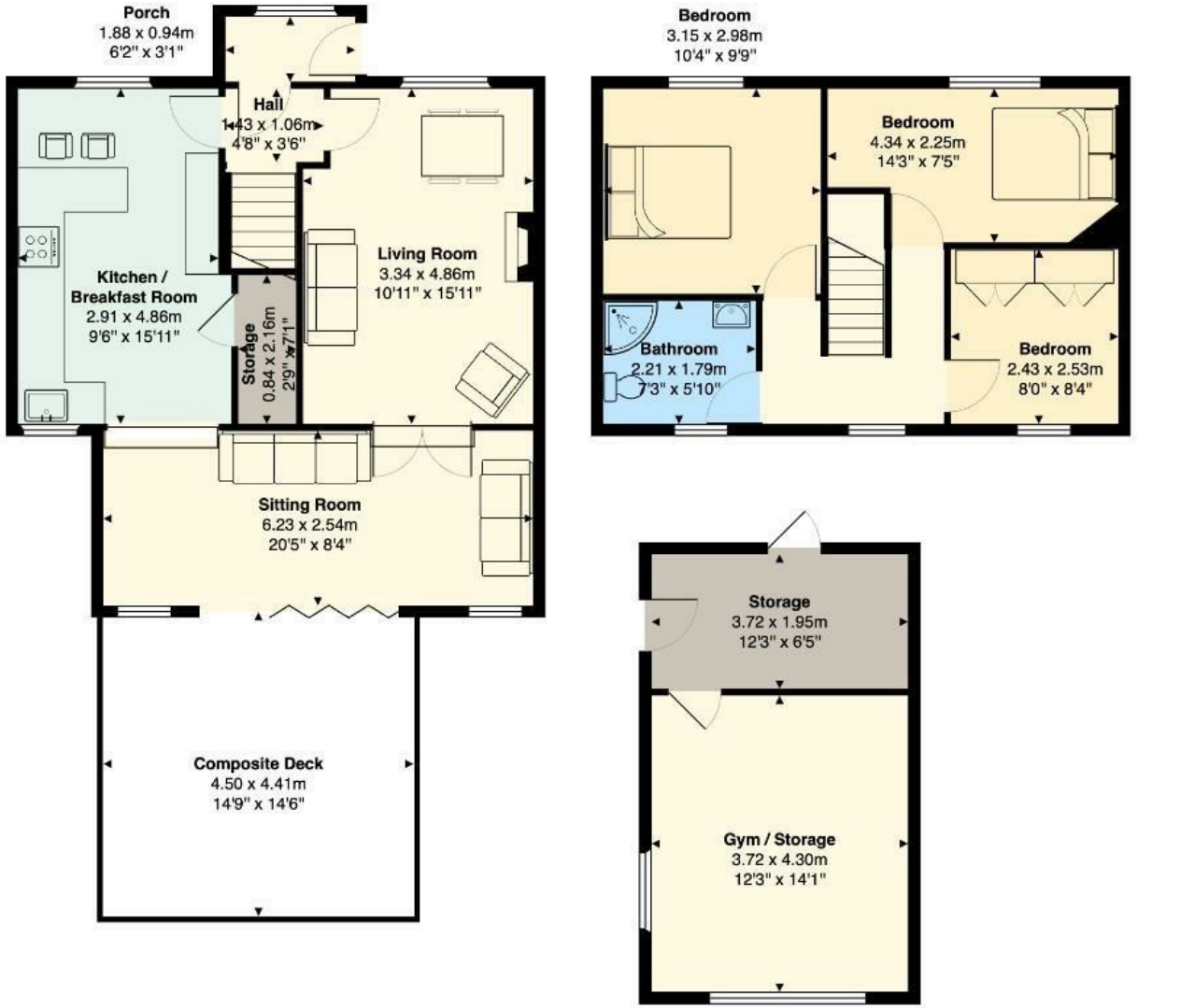
Composite decking area 14'9" x 14'5" (4.50m x 4.41m)

Tenure

We are informed by our client that the proeprty is Freeehold, this si to eb confirmed by your legal advisor.

Council Tax

Band. - B



Hambrook Lane, Stoke Gifford, BS34 8QB

Total Area: 114.7 m² ... 1234 ft² (excluding composite deck)

All measurements are approximate and for display purposes only



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