# 11 Avon Vale, Stoke Bishop

Guide Price £735,000

RICHARD HARDING

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Stoke Bishop, Bristol, BS9 1TB

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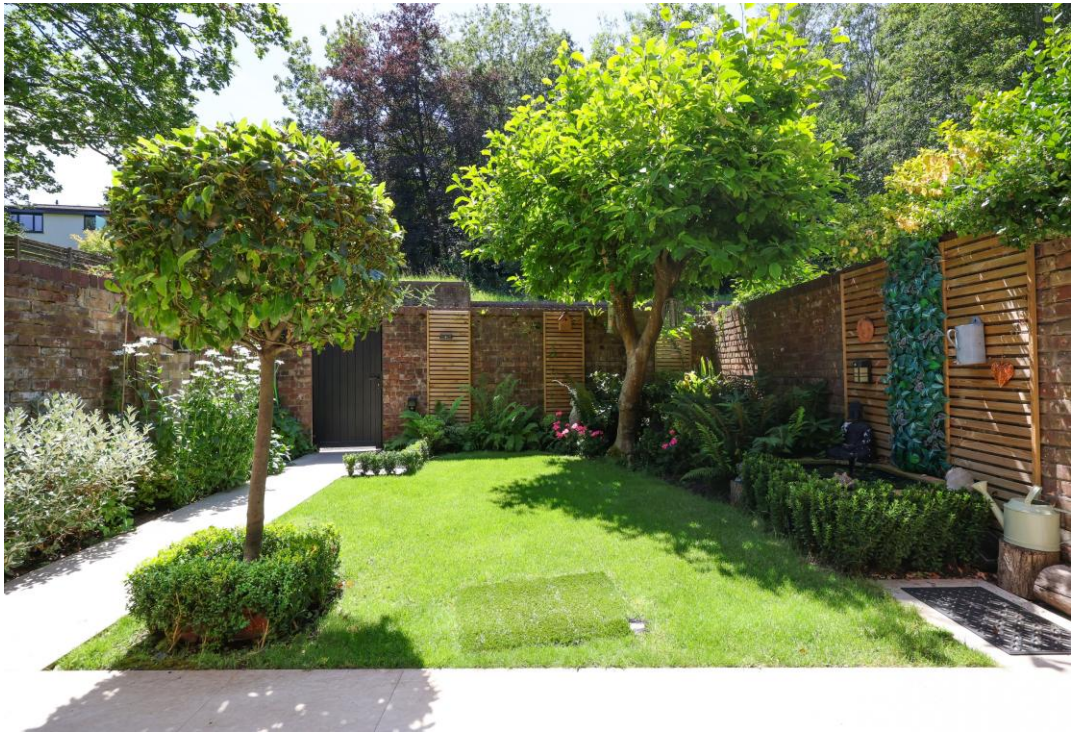
**An immaculately presented and tastefully renovated four bedroom (one with en-suite) two storey home enjoying a light and airy interior, beautifully landscaped front and rear gardens, tandem double garage and more. Offered to the market with no onward chain.**

## Key Features

- Nestled in a peaceful development in Stoke Bishop and enjoying communal facilities including a swimming pool, squash court and gym, as well as peaceful maintained communal grounds.
- Comprehensively renovated by the current owners including rewiring, replumbing, new glazing and more.
- Set in the sough-after location of Stoke Bishop, it offers access to local shops in Stoke Hill and the amenities of Stoke Lane. Sea Mills train station is a short walk away and the city centre is accessible via the Portway. Access to M5 is via Junction 17/18.
- **Ground Floor:** spacious entrance hallway with ample built-in storage, ground floor cloakroom/wc, lovely bright sitting room with pocket doors connecting through to the kitchen/dining room providing a sociable modern ground floor layout with direct access onto a stunning rear garden.
- **First Floor:** landing with access to loft storage space, four bedrooms (one with ensuite) and a bathroom/wc.
- An impressive and inviting property in a tranquil, neighbourly setting offered to the market with no onward chain.



## GROUND FLOOR

**APPROACH:** via the private road where there is a walkway across the stream to each of the houses. Number 11 has an attractive garden gate accessing the south-westerly facing level front garden approaching the house. The pathway leads beside a pretty lawned front garden and approaches the covered entrance and main front door to the house.

**ENTRANCE HALLWAY:** spacious welcoming entrance hallway with built-in storage cabinet, inset spotlights, radiator, generous understairs utility, with plumbing and appliance space for washing machine with work counter and storage space over. Double doors accessing a recessed cloak cupboard with hanging rail and shelving. Herring bone wood flooring. Door accessing a ground floor cloakroom/wc. Part glazed doors accessing the living room and kitchen/dining room.

**SITTING ROOM:** (**16'8" x 12'5"**) (**5.09m x 3.79m**) a lovely bright sitting room with floor to ceiling sliding double glazed doors to the front elevation accessing the south-westerly facing garden. Feature fireplace with wood burning stove, oak mantle and granite hearth. Herring bone wooden flooring and a contemporary upright radiator. Double sliding pocket doors creating sociable connection through to:-

**KITCHEN/DINING ROOM:** (**19'10" x 14'7"**) (**6.05m x 4.44m**) a stunning fitted kitchen comprising base and eye level matt white Shaker style units with white granite worktop over and inset 1 ½ bowl sink with instant boiling water tap and drainer unit. Integrated Miele oven and combi-oven, induction hob and dishwasher. Appliance space for American style fridge/freezer. Overhanging breakfast bar providing seating, ample further space for dining table and chairs. Contemporary upright radiator, inset spotlights, double glazed windows to rear. Three bi-folding doors to rear elevation providing seamless access out onto the beautifully landscaped rear garden.

**CLOAKROOM/WC:** low level wc with concealed Grohe cistern, wash hand basin set into a wood block countertop with tiled splashback. Extractor fan, inset spotlights ad built-in bathroom cabinet, as well as a heated towel rail.

## FIRST FLOOR

**LANDING:** spacious central landing with hatch with pulldown ladder accessing loft space that has been partially boarded for further storage. Doors off to all four bedrooms and the bathroom/wc.

**BEDROOM 1:** (**13'3" x 10'10"**) (**4.04m x 3.30m**) a lovely principle double bedroom with built-in wardrobe along one wall providing ample storage. Double glazed windows to front, radiator and a built-in light with fan. Door accessing en-suite shower room/wc.

**En-Suite Shower Room:** corner shower enclosure, low level wc with concealed Grohe cistern, wall mounted wash basin with storage drawers beneath and mirrored cabinet over. Inset spotlights, extractor fan, shaver point, part tiled walls and tiled floor.

**BEDROOM 2:** (**12'7" x 10'10"**) (**3.83m x 3.31m**) double bedroom with double glazed windows offering a lovely outlook over the rear garden. Built in wardrobes, one of which houses the megaflow pressurised hot water tank and electric boiler. Radiator and a built-in light with fan.

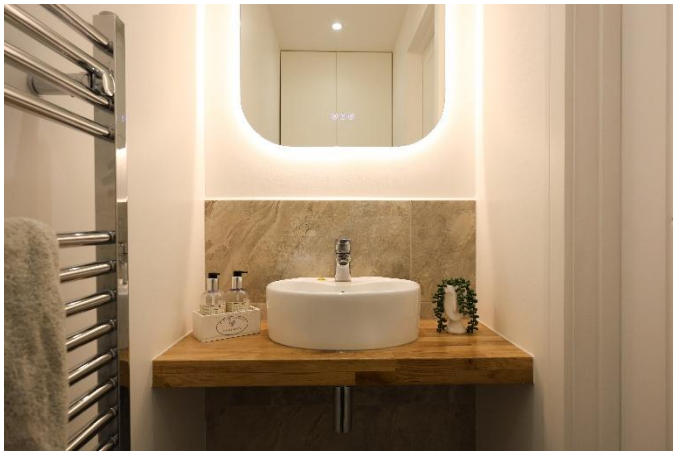
**BEDROOM 3:** (**11'7" x 8'8"**) (**3.54m x 2.64m**) double bedroom with double glazed windows to front, built-in light with fan, radiator and a recess with space for a wardrobe.

**BEDROOM 4:** (**8'9" x 8'2"**) (**2.66m x 2.48m**) a smaller double bedroom with double glazed windows to rear, overlooking the rear garden, radiator and a built-in light with fan.

**BATHROOM/WC:** panelled bath with mixer tap and shower over with recessed alcove shelf. Low level wc wit concealed Grohe cistern. Wall mounted wash basin with tiled splashback. Heated towel rail, high level wall cabinets, inset spotlights, extractor fan, part tiled walls and tiled floor.

## OUTSIDE

**FRONT GARDEN:** a glorious south-westerly facing level front garden mainly laid to lawn.



**REAR GARDEN:** (**20ft x 20ft**) (**6.10m x 6.10m**) tastefully landscaped two-tiered rear garden with main terrace seating area closest to the kitchen/dining space measuring 20ft x 20ft with rendered walls, raised planters, outdoor tap, space for outdoor seating and entertaining. Steps lead up to a raised sun terrace with a wild and leafy backdrop retaining much of the day's sunshine.

**TANDEM GARAGE:** (**27'5" x 9'6"**) (**8.35m x 2.90m**) tandem double garage with electric up and over door providing either off-road parking for two vehicles or one vehicle plus storage.

**COMMUNAL GROUNDS AND LEISURE FACILITIES:** the property is in a small development which enjoys lovely leafy communal grounds and shared use of an on-site gym, swimming pool and squash court.

## 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.

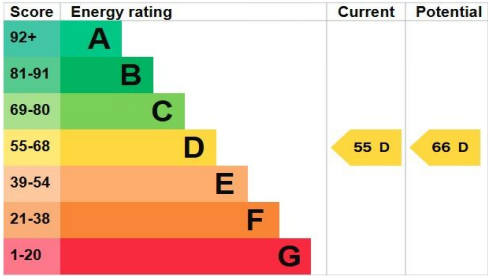
**TENURE:** it is understood that the property is Leasehold for a duration of 999 years from 1 January 1971. This information should be checked with your legal adviser.

**SERVICE CHARGE:** There is an annual management charge of approx. £2,500 which includes the maintenance of the grounds, the heated indoor swimming pool, squash court and gym, building insurance for the house, the electricity supply to the garages and a ground rent charge.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: E

**PLEASE NOTE:**

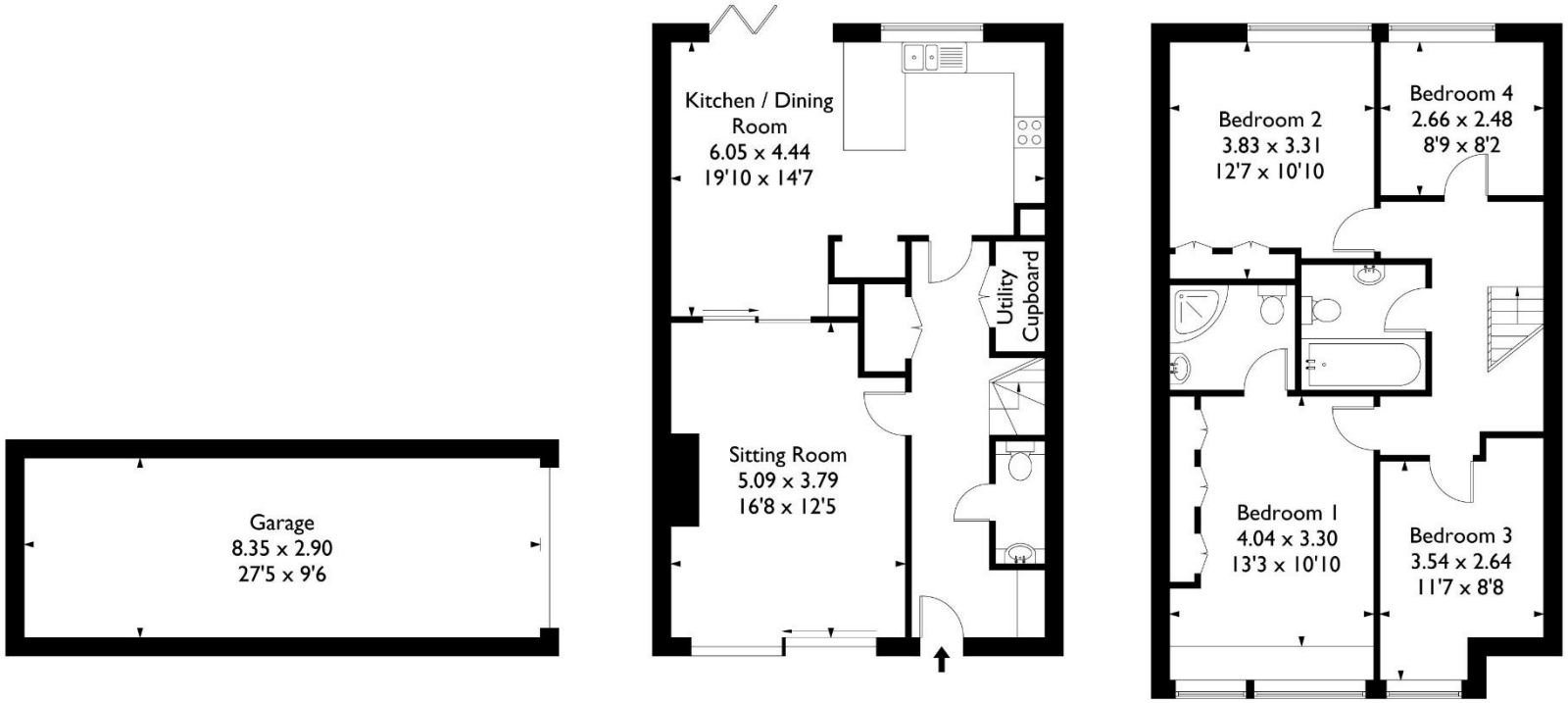
1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for 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
3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.




**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**

# Avon Vale, Stoke Bishop, Bristol BS9 1TB

Approximate Gross Internal Area 120.2 sq m / 1293.5 sq ft
Garage Area 24.2 sq m / 260.6 sq ft
Total Area 144.4 sq m / 1554.1 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.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