



**Oak Leaze, Patchway Bristol BS34 5FN**

**welcome to**

## **Oak Leaze, Patchway Bristol**

This stunning house offer a WOW factor as soon as you step inside. Beyond the hallway is a splendid open plan space with kitchen leading away that offers sumptuous light and beautiful garden views. The three bed / two bath property further offers a garage with power AND pretty garden room.

### **Oak Leaze Entrance**

The attractive building complete with natural brick is instantly inviting from the outset. The peaceful feel to the 'non-thoroughfare' street is also matched by the tranquil atmosphere this homes exudes internally, A modern door leads inwards.

### **Hallway**

Once inside you are met by a very well presented hallway leading to all areas. The space complete with modern floor tiles instantly accentuates the stylish presentation and size as found throughout. Views through to the garden are instantly noticeable and physiologically very appealing. (The stairs lead away from here as does the convenient cloakroom).

### **Cloakroom W.C**

Very well presented with window to the front aspect. Complete with integrated WC, basin over plinth with storage and radiator.

### **Living / Dining Room**

16' 3" max x 15' 7" max ( 4.95m max x 4.75m max )  
WOW!! The main living space is gorgeous thanks to the pristine presentation and wonderfully private garden outlook. The space accommodates a dining space with consummate ease and there is further (very generous) understairs storage off to the side. The kitchen is set off to the front of the building and configured in a open fashion to maximise the light and social nature of the space. \*\* French doors lead directly out into the garden.

### **Kitchen**

9' 4" max x 8' 2" max ( 2.84m max x 2.49m max )  
Spacious, modern and very well presented. The kitchen also benefits from sumptuous light given the front facing window and shared light from the

living room. Complete with oversized floor tiles with contrasting grout lines, wall and base units and ceiling spot lights. There are various integrated appliances including the oven, hob, fridge/freezer, washing machine and dishwasher. The stylish and modern look is completed by the high gloss cabinets and contrasting worktops.

### **Stairs Leading Upwards**

Well presented two-tone decor with fitted wooden handrail and carpet.

### **Landing**

Leads to all areas. Loft access granted here via loft hatch.

### **Bedroom One**

10' 3" max x 12' 10" max ( 3.12m max x 3.91m max )  
Light and bright master bedroom with well proportioned ensuite. This bedroom (as throughout) is presented to a very high standard and comes complete with substantial built-in storage.

### **Ensuite**

6' 9" max x 4' 11" max ( 2.06m max x 1.50m max )  
Again..very well presented. Complete with shower cubicle, WC, basin, shaver point, heated towel rail and spotlights.

### **Bedroom Two**

10' 4" max x 8' 11" max ( 3.15m max x 2.72m max )  
Well proportioned second bedroom with plenty of room for further storage. This room benefits from garden and rear views and is also presented to a high standard.

### **Bedroom Three**

10' 4" max x 6' 6" max ( 3.15m max x 1.98m max )  
The third and final bedroom offers great

proportions for a room of it's type. The third bedroom offers total flexibility and could potentially be a spare, office or nursery for example.

### **Bathroom**

6' 11" max x 6' 4" max ( 2.11m max x 1.93m max )  
Stylish and spacious bathroom presented to a high standard. The bathroom includes a bath with shower over plus glass screen, integrated WC, 'floating' basin, heated towel rail and spotlights.

### **Exterior Garden**

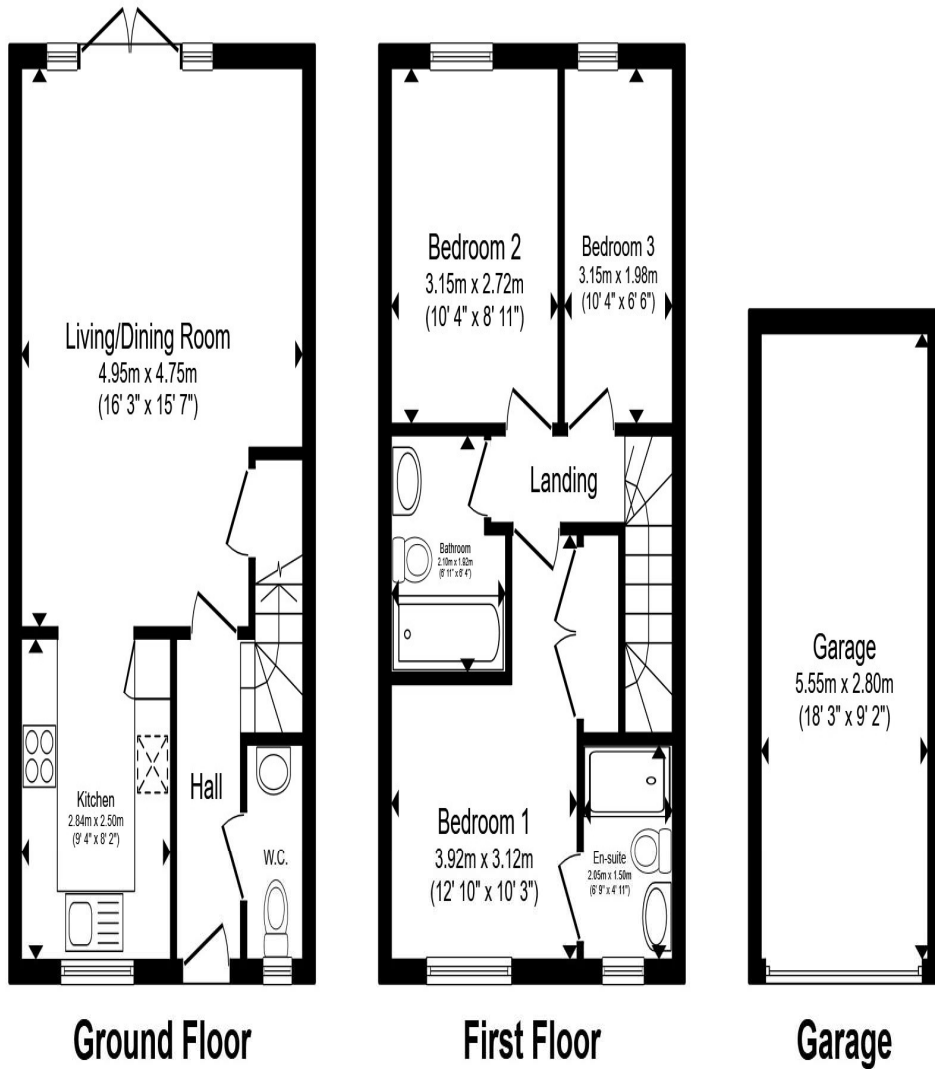
Beautifully presented and particularly private rear garden space. Access is via French doors from the house AND rear access gate leading to the garage. Complete and beautifully finished with paving stones, decorative gravel and well chosen plants. Here we also find the garden room.

### **Garden Room**

Very well presented garden room which is currently used as a therapy space.

### **Garage**

18' 3" max x 9' 2" max ( 5.56m max x 2.79m max )  
The garage with vaulted and part boarded loft space is located just adjacent and can be easily accessed from the garden via rear gate. Parking is available in front and the garage includes power and lighting. Here allows for an opportunity to potentially fit an EV charging point or as desired by the new owner.



Total floor area 90.0 m<sup>2</sup> (969 sq.ft.) approx

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**welcome to**  
**Oak Leaze,**  
**Patchway Bristol**

- Stylish (and particularly spacious) Three Bedroom / Two Bathroom Home in Charlton Hayes
- Desirable Site Position - The Perfect Blend of Tranquil and Accessible
- Very Well Presented 'Low Maintenance' Garden WITH Garden Room/Office Space
- Well Proportioned Garage with Power Plus Parking \* Capability for EV Charge Point
- Light and Bright Throughout / Presented to the Highest Standard / Additional Cloakroom / Ensuite to Master

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£375,000**



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