



8 Druid Close, Stoke Bishop

Guide Price £1,225,000

RICHARD  
HARDING



# 8 Druid Close,

Stoke Bishop, Bristol, BS9 1RZ

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An impeccably well-presented 5 double bedroom (two with en-suite), modern detached family home situated in a peaceful position within this well-regarded development. Further benefitting from off-road parking for two cars, a double garage and a glorious south-easterly facing 55ft x 40ft level rear garden.

## Key Features

- Situated in a cul-de-sac within a desirable development just a level stroll of the shops and cafes of Stoke Lane, as well as being within 500 metres of Elmlea Junior School. Close to green open spaces including the Downs, Canford Park and Stoke Lodge, as well as being near bus connections to central areas.
- **Ground Floor:** central entrance hallway, 27'4 x 11'8 sitting room with bi-folding doors accessing the rear garden, separate dining room/reception 2, kitchen/breakfast room also accessing the rear garden, utility room and ground floor cloakroom/wc.
- **First Floor:** split galleried landing, 5 double bedrooms (two of which have en-suites) and a family bathroom/wc.
- One careful owner since new (1999) – this much loved and well-maintained modern home is offered with no onward chain.





## GROUND FLOOR

**APPROACH:** via brick paved driveway affording off road parking for two family sized cars. There is a pathway leading off the driveway beside a level lawned front garden leading to the attractive covered entrance and main front door to the house.

**ENTRANCE HALLWAY:** a welcoming entrance hall with staircase sweeping up to a galleried first floor landing, part glazed double doors leading off to the sitting room and dining room/reception 2. Further doors accessing kitchen/breakfast room and a ground floor cloakroom/wc. Ceiling coving, picture rail and a radiator.

**SITTING ROOM:** (27'4" x 11'8") (8.32m x 3.55m) an impressive through reception room spanning the depth of the property with a bay window to front comprising double glazing, feature fireplace with windows either side and three bi-folding doors providing a seamless access out onto the level south-easterly facing rear garden. Ceiling coving, picture rail and radiators.

**DINING ROOM/RECEPTION 2:** (rear) (14'10" x 10'6") (4.53m x 3.19m) a good sized second reception room with attractive bow bay window to rear comprising double glazed windows overlooking the rear garden. Ceiling coving, picture rail and a radiator.

**KITCHEN/BREAKFAST ROOM:** (16'1" x 13'8") (4.89m x 4.16m) a modern fitted kitchen comprising base and eye level gloss white units with granite worksurfaces over and inset 1 ½ bowl sink with waste disposal and drainer unit. Integrated appliances including Bosch eye level ovens, dishwasher, tall larder fridge and separate freezer. Various cupboards and drawers, an overhanging breakfast bar providing seating. Contemporary upright radiator, double glazed windows to rear, two bi-folding doors to rear also access the rear garden. A door leads off into:-

**Utility Room:** a range of base and eye level gloss white units with roll edged worktop over and inset sink and drainer unit, plumbing and appliance space for a washing machine and drinks fridge, wall mounted Worcester gas central heating boiler and a radiator. Part glazed door to side providing access out onto the side return section of the rear garden, where there is also gated access through to the front and driveway.

**CLOAKROOM/WC:** low level wc with concealed cistern, wash hand basin, part tiled walls, tiled floor, double glazed window to front and a radiator.

## FIRST FLOOR

**LANDING:** an impressive split galleried landing with double glazed window to front providing plenty of natural light through the landing and stairwell. Doors off to bedroom 1 and bedroom 3 off the front landing. Off the rear landing there are doors off to bedroom 2, bedroom 4, bedroom 5 and family bathroom. Doors access a recessed airing cupboard with built-in slatted shelving and hot water tank. Access to partially boarded attic.

**BEDROOM 1:** (front) (15'7" x 12'4") (4.75m x 3.76m) a double bedroom with built-in wardrobes, bay windows to front comprising double glazing with further double glazed window beside and a radiator. Door accessing:-

**En-Suite Shower Room/WC:** white suite comprising shower enclosure, pedestal wash basin, low level wc, heated towel rail, Porcelanosa tiled walls and tiled floor, extractor fan and a double glazed window to front.

**BEDROOM 2:** (rear) (14'8" x 14'1") (4.47m x 4.28m) a double bedroom with ceiling coving, double glazed windows overlooking the rear garden, built-in wardrobes and a radiator. Door accessing:-

**En-Suite Shower Room/WC:** a smart modern en-suite with Porcelanosa fittings including a shower enclosure, low level wc, wash hand basin with storage drawer beneath, tiled walls and tiled floor, heated towel rail and a double glazed window to rear.

**BEDROOM 3:** (front) (14'1" x 12'0") (4.28m x 3.67m) a double bedroom with ceiling coving, built-in wardrobe, radiator and a double glazed bay window to front.

**BEDROOM 4:** (rear) (12'9" x 9'0") (3.89m x 2.74m) a double bedroom with built-in wardrobe, ceiling coving, double glazed window to rear, overlooking the rear garden, and a radiator.

**BEDROOM 5:** (rear) (10'11" x 9'0") (3.32m x 2.75m) a smaller double bedroom, currently used as a home office, with built-in wardrobe, ceiling coving, radiator, built-in desk and wall cabinets. Double glazed windows to rear, overlooking the rear garden.

**FAMILY BATHROOM/WC:** a white suite with Villeroy & Boch fittings comprising a jacuzzi bath, low level wc with concealed cistern and a wash hand basin with open shelving beneath. Contemporary upright radiator, part tiled walls, heated towel rail, inset spotlights and double glazed windows to side.





## OUTSIDE

**FRONT GARDEN & DRIVEWAY OFF ROAD PARKING:** the property enjoys an attractive frontage set back from the road with a level lawned garden with deep flower borders containing various plants and shrubs, block paved providing off-road parking for two cars approaching the double garage.

**DOUBLE GARAGE:** (18'4" x 17'0") (5.60m x 5.18m) a good sized garage, providing excellent storage and further space for vehicles, if required.

**REAR GARDEN:** (approx. 55ft across x 41ft in depth) (16.76m x 12.50m) a gorgeous level south-easterly facing rear garden with generous paved seating areas closest to the property, lawned sections with mature flower borders containing various plants and trees, outdoor tap, handy gated side accessways through to the front of the property.

## 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 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		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

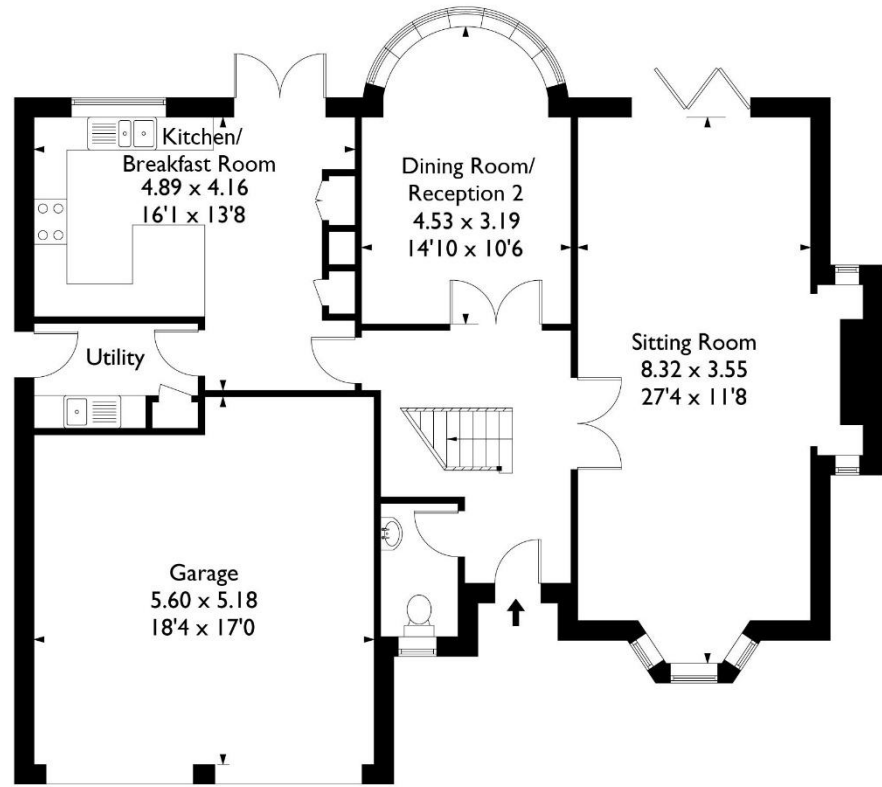
**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**



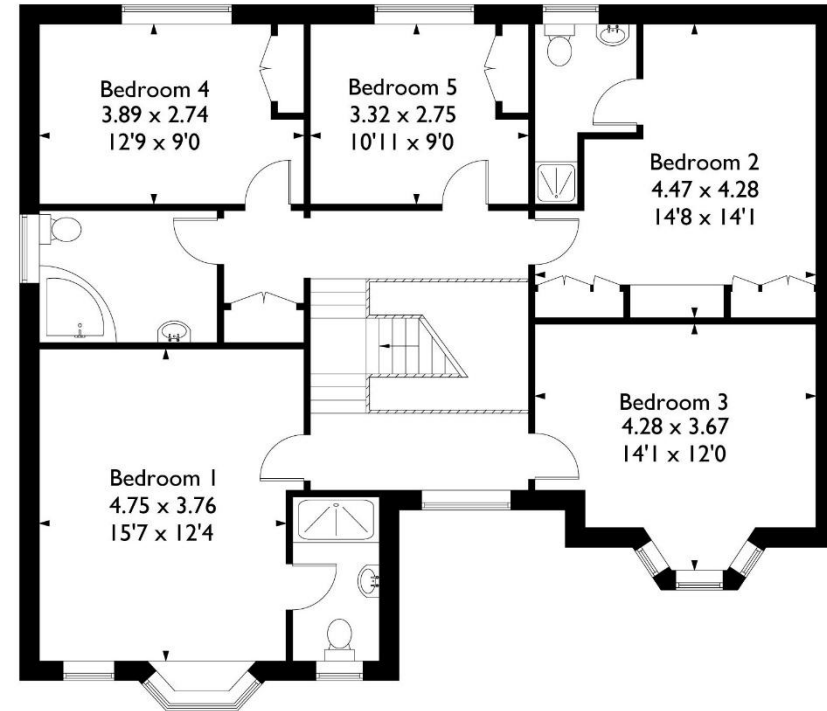


# Druid Close, Stoke Bishop, Bristol BS9 1RZ

Approximate Gross Internal Area 179.50 sq m / 1932.20 sq ft  
Garage Area 27.60 sq m / 297.10 sq ft  
Total Area 207.10 sq m / 2229.30 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.