



**New Road, Stoke Gifford Bristol BS34 8TG**

**welcome to**

## **New Road, Stoke Gifford Bristol**

The superb property and rare offering boasts exceptional accommodating including four bedrooms, two bathrooms, dining room, conservatory AND integral garage. The home occupies a desirable and hugely convenient location whilst managing to create the perfect blend of style, modernity and homeliness.

### **New Road Entrance**

The home boasts an attractive entrance to include parking prior the garage. Just adjacent is a well maintained lawned space complete with herbaceous borders.

### **Front Door Into Living Space**

A modern glazed door leads inwards. You are instantly met by an expansive and predominantly open area which incorporates the living area and dining room with consummate ease. Beyond here is the integrated conservatory that offers further light and completes the dual aspect credentials.

### **Living Room**

Finished to a high standard with modern and stylish decor that also manages to offer huge amounts of homeliness! The space features the open staircase leading upwards and archway with brick detailing leading to the dining room. The window to the front aspect grants tremendous light and a very pretty outlook.

### **Dining Room**

Substantial dining space leading from the main living room. Again, presented to a high standard and located conveniently next to the kitchen. Finished seamlessly with carpet as from the living room creating a very unified feel.

### **Conservatory**

Well proportioned, light and bright conservatory with FULL roof. The space really feels like a proper usable extension to the home and offers massive flexibility. The current owners have loved using this space as a child's playroom whilst it could just as easily be a home office or sun room for example. Double sliding door allow for this space to be closed

off should you require.

### **Kitchen-Diner**

The spectacular kitchen offers huge space and wonderful garden views. Here is complete with contemporary wall and base units against modern and stylish wall tiles. Complete with integrated double ovens, five ring gas hob, integrated dishwasher and feature brushed steel and glass extractor, There is ample further space for a double American style fridge and further undercouter white goods. \* Internal access to garage from here.

### **Stairs Leading Upwards**

Presented to a high standard and complete with carpet.

### **Bedroom 1**

Well proportioned master bedroom with great views to the front aspect. Complete with extensive built-in storage and ensuite to the rear aspect. Finished with stylish decor and modern carpet.

### **Ensuite**

Spacious and very well presented ensuite with window to the garden aspect. Complete with an oversized cubicle shower, integrated WC, heated towel rail and basin over vanity.

### **Bedroom 2**

Again, well proportioned with beautiful forward facing views. Finished to the same high standard,

### **Bedroom 3**

Well proportioned room with garden views. Currently used as a nursery. Finished with modern wooden laminate flooring.

### **Bedroom 4**

The fourth and final bedroom offers flexibility and is of good size for a room of it's type, Currently used as a home office.

### **Family Bathroom**

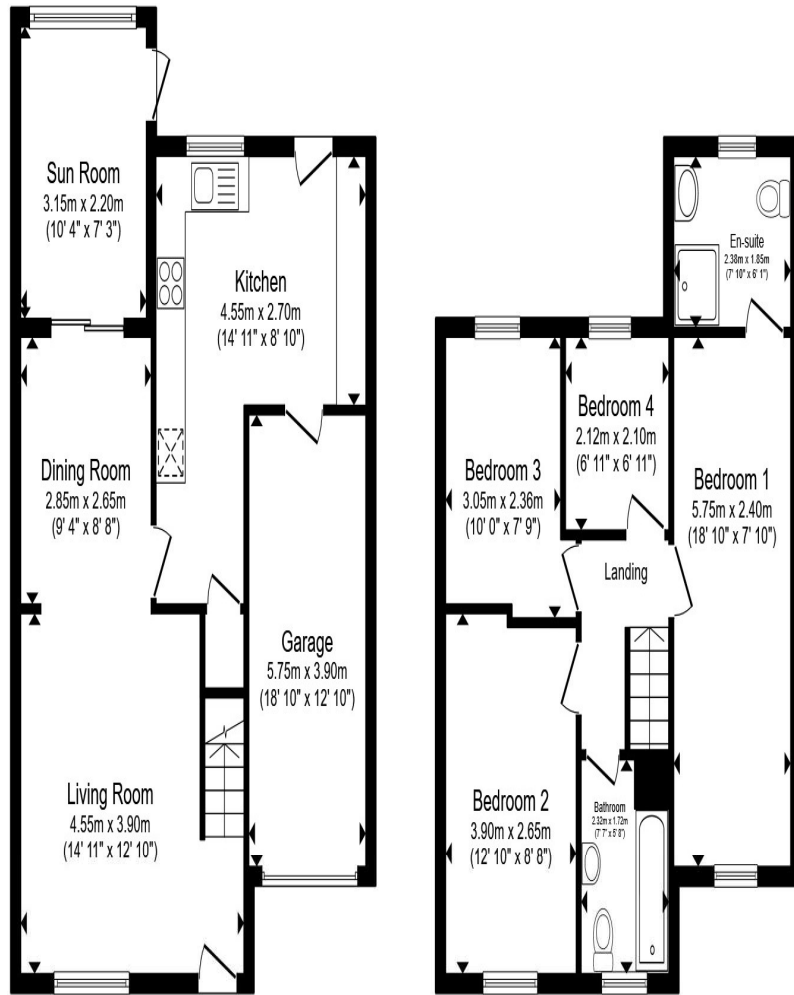
Well proportioned bathroom to include bath, WC, basin and heated towel rail. Presented to a high standard and well proportioned with window to the front aspect.

### **External Integrated Garage**

Internal garage with power and lighting. Up-and-over doors to the front and additional internal access.

### **Garden**

Pretty rear garden with access from the conservatory and kitchen. To include a well managed lawn, decorative gravel and herbaceous borders and smart boundary fencing.



**Ground Floor**

**First Floor**

Total floor area 114.1 m<sup>2</sup> (1,228 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**New Road,**  
**Stoke Gifford Bristol**

- Superb 4 Bedroom Extended Home with Integrated Garage
- Desirable Stoke Gifford Location / Park Adjacent and Proximity to Parkway Station
- Master Bedroom with Stylish and Spacious Ensuite Plus Well Presented Family Bathroom
- Spacious Kitchen-Diner with Garden Views / Further 'Dining Room' Space from Living Room
- Well Proportioned Integral Conservatory with Full Roof to Rear

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

**£425,000**



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