

Brackenbury Drive,Stoke Gifford BRISTOL BS34 8XD

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welcome to

Brackenbury Drive, Stoke Gifford BRISTOL

This substantially extended home blends style, functionality and homeliness perfectly. The extensions grants a substantial double garage and additional living space. All is found in an attractive and sought-after Stoke Gifford cul-de-sac boasting huge connectivity and great surroundings.

Brackenbury Drive
Entrance
The property is accessed over the very well presented driveway and a modern glazed door leads into the spacious hallway. A vertical transom window adds style whilst also introducing further natural light.

Hallway
Upon entry, the hallway instantly accentuates the feeling of size and space as found throughout. Everything is presented to the highest standard and direct views into the kitchen are offered via the kitchen. Little details like the glass sided staircase make this home stand above the competition.

Living Room
14' 5" max x 10' 7" max (4.39m max x 3.23m max)
The well proportioned living room is again presented to a high standard and is complete with fitted carpet, ceiling coving, feature wall and sizable front facing window. Here offers the perfect place to relax.

Kitchen
17' 3" max x 9' 10" max (5.26m max x 3.00m max)
The 17ft plus kitchen is afforded glorious views out of the garden thanks to two well placed rear facing windows. The sizable kitchen offer space for white good and various integrated appliances for modern living. The position is linked perfectly to the dining room / further reception adjacent. Finished with tiled flooring and ceiling spot lights.

Dining Room / Reception 2
16' 10" max x 8' 4" max (5.13m max x 2.54m max)
Here offers flexible usage options and is currently a combined dining room and Receptions space with sofa and television. Double glazed door lead directly into the garden and a further window grants exceptional light and a glorious outlook. * The garage conveniently leads away from here.

Cloakroom W.C
Well presented to include a WC, basin, tiling and front facing window.

Stair Leading Upwards
Well presented with fitted carpet and glass balustrade,

Landing
Leading to all areas. Again very well presented and spacious with auditorium style set-up plus further glass balustrade.

Bedroom 1
11' 8" max x 9' 1" max (3.56m max x 2.77m max)
Very well proportioned double bedroom to include extensive fitted storage. Here offers gorgeous light and views to the front aspect. Fininshed with fitted carpet and stylish/neutral decor.

Bedroom 2
10' 4" max x 10' 4" max (3.15m max x 3.15m max)
Bedroom 2 also offers great proportions and lovely views which here look over the garden. Fininshed to the same high standard,

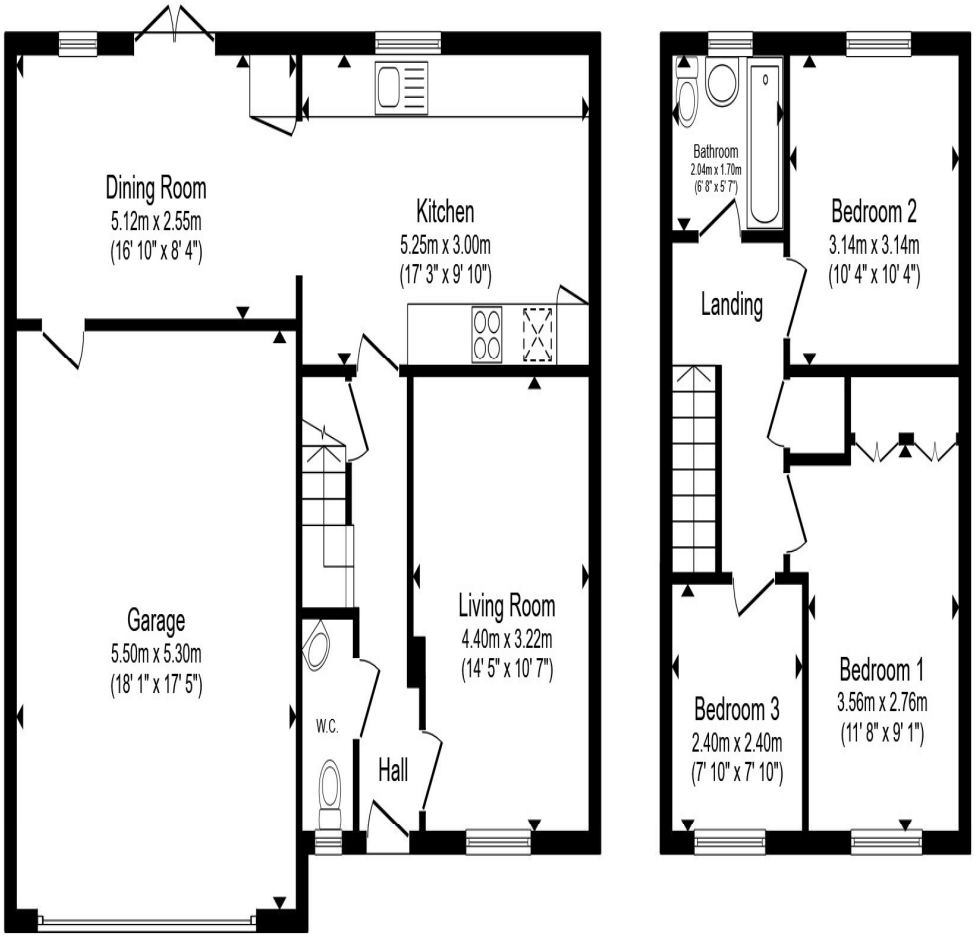
Bedroom 3
7' 10" max x 7' 10" max (2.39m max x 2.39m max)
The third bedroom is also presented well and offers good space for a room of it's type. This room is currernly used as a spare but would easily accommodate a home office or nursery should that be required.

Bathroom
6' 8" max x 5' 7" max (2.03m max x 1.70m max)
Modern stylish and contemporary bathroom with integrated WC, basin plus vanity and shower over bath with glass screen. Finished with floor and wall tiles plus ceiling spotlights.

Integral Garage
18' 1" max x 17' 5" max (5.51m max x 5.31m max)
The now double garage form a major part of the extension and grants formidable space. Here can be used and enjoyed in it's standard guise whilst also offers substantial opportunity for a change of use in the future subject to necessary planning and consents where required.

External
Garden
The landscaped garden is presented very well indeed to include a raised lawn, stylish and spacious paved area, replacement high quality fencing and herbaceous borders. The orientation boast and allows for beautiful sunlight and enhanced privacy. Perfect for socialising and alfresco dining...weather permitting.

Driveway
Very well proportioned block paved driveway presented exceptionally well. Flanked by lawn and decorative gravel plus dwarf wall further enhancing the already impressive 'kerb appeal'.



Ground Floor **First Floor**

Total floor area 121.8 m² (1,311 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

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welcome to

Brackenbury Drive,
Stoke Gifford BRISTOL

- Exceptional Three Bedroom Detached Home in Stoke Gifford
- Substantial Extension to Incorporate a Double Garage and Additional Living Space
- Premium Landscaped Garden in Superb Condition with Elevated Privacy
- Linked Kitchen and Dining Room / Sun Room to Rear Elevation
- Separate Additional Well Proportioned Snug/Living Room

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



offers in excess of

£460,000

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The Property Ombudsman

Property Ref:
STG110306 - 0003

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