



Railton Jones Close, Stoke Gifford Bristol BS34 8XY

welcome to

Railton Jones Close, Stoke Gifford Bristol

This superb three bedroom semi-detached home occupies a desirable cul-de-sac position within this favourable postcode. The house benefits from a pretty enclosed rear garden, attached garage plus parking and three adjoined yet separate reception room.

Railton Jones Close

Location

This cul-de-sac leading away from Railton Jones Close main access Road popular given the ultra convenient location. Whilst feeling very peaceful and suburban....the address offers a tremendous wealth of local amenities, access to major employers, access to the countryside and is well connected by road, rail and bus. The likes of the MoD are nearby and Parkway station is just a relatively short walk.

Entrance

The attractive entrance with small garden space and herbaceous borders creates an inviting feel even prior to entry. A smart paved pathway leads to the modern glazed door and then onward into the hallway.

Hallway

6' 2" max x 5' 6" max (1.88m max x 1.68m max)
The attractive hallway leads off to the main living area and open staircase. The space is finished to a high standard to include modern laminate flooring and newly fitted radiator which continues into the living room.

Living Room

14' 5" max x 12' 7" max (4.39m max x 3.84m max)
Spacious and filled with light. The neutral colour, large window to the front aspect and direct view through to the garden make for a very comfortable room. More than ample space for lounging furniture and includes spacious additional understairs storage. ** The room is connected to the dining room given the open arch and onward through the breakfast room offering garden views. Front to back is a total length of circa 34 feet.

Dining Room

8' 5" max x 9' 2" max (2.57m max x 2.79m max)

Finished to the same high standard with direct and convenient access into the kitchen and onwards into the breakfast room via twin glazed panel doors.

Breakfast Room

9' 7" max x 7' 1" max (2.92m max x 2.16m max)
Again, presented to a high standard and includes further access into the kitchen. Double doors lead directly into the garden. Finished with tiled flooring.

Kitchen

18' 4" max x 7' max (5.59m max x 2.13m max)
The expansive garden with garden facing window measures a little over 18 feet! The space includes wall and base units, sink and drainer, undercounter dishwasher plus washing machine, oven and hob plus integrated extractor and space for a washing machine.

Stairs Leading Upwards

Very well presented with newly fitted carpet and fitted hand rail banister. Pleasant shared light from the side window.

Landing

9' 8" max x 5' 10" max (2.95m max x 1.78m max)
The well proportioned landing is light and bright leading to all areas. The newly fitted carpet continues through. A large airing cupboard is located here in the void over the stairs.

Bedroom 1

11' max x 9' 8" max (3.35m max x 2.95m max)
Well proportioned room finished to a good standard. Complete with carpet, pendant light and sizable built-in storage. Pleasant views out over the rear garden and beyond.

Bedroom 2

10' 2" max x 9' 7" max (3.10m max x 2.92m max)
Again, presented to a high standard with pleasant views to the front aspect.

Bedroom 3

6' 10" max x 7' 5" max (2.08m max x 2.26m max)
Again, well presented and views to the front aspect. Well proportioned for a third bedroom and offering completely flexible usage options.

Bathroom

6' 5" max x 6' 2" max (1.96m max x 1.88m max)
Well proportioned three piece bathroom to include a shower over bath plus glass screen, wall mounted heater, tiled walls and bulkhead light.

External Garage

17' 4" max x 8' 3" max (5.28m max x 2.51m max)
Very well proportioned garage with vaulted roof and up and over doors. Complete with power and lighting plus concrete floor.

Garden

30' max appx x 30' max appx (9.14m max appx x 9.14m max appx)
The garden benefits from feeling particularly private offer direct access from the house and additional side access. There is paved space to the house, further lawn, herbaceous borders and wooden fence perimeter.

Agents Notes

The property is being sold with no chain. Suitable for investors and residential buyers alike.



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.focalagent.com

welcome to

**Railton Jones Close,
Stoke Gifford Bristol**

- Superb Three Bedroom Semi-Detached House - NO CHAIN
- Desirable Cul-De-Sac Location
- Very Convenient Access to Parkway Station
- Private Enclosed Garden
- Driveway AND Garage with Garden Access Door

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



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Property Ref:
STG109878 - 0004

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