

Holyrood Close,Stoke Gifford Bristol BS34 8TD

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welcome to

Holyrood Close, Stoke Gifford Bristol

This beautifully presented home in one of Stoke Gifford's most sought after areas manages to combine style and homeliness perfectly. The property is beautifully presented and includes a newly laid driveway, sunroom and modern kitchen plus bathroom. We recommend viewing to appreciate this property.

Holyrood Close

Entrance
Elevated 'kerb appeal' especially given the newly laid front driveway. A modern glazed front door leads into the well presented hallway space. Herbaceous borders make for a perfect natural divide between here and the direct neighbour.

Hallway
Upon entry you are met by notably light and bright space presented to the highest standard. The hallway with understairs storage to the open staircase is complete with engineered wooden flooring which extends onwards for unity. Everything is presented to the highest standard with shared light (and outlook) from the garden aspect,

Kitchen
12' 5" max x 8' 10" max (3.78m max x 2.69m max)
The kitchen which leads away from the hallway is also light and bright given the well proportioned window to the front aspect. The continuation of engineered floored adds a premium feel as does the stylish cabinetry. Here offers well above average storage and worktop space and is capable of accommodating all the standard white goods plus more. It is complete with gas hob, integrated fridge/freezer, modern matching extractor, dishwasher and composite double sink.

Living Room
11' max x 15' 2" max (3.35m max x 4.62m max)
The glorious main living room is also light and bright and the continuation of engineered flooring and feature wall makes for a wonderful aesthetic. The space easily accommodates lounging furniture and storage with consummate ease. Last but not least....there is a pretty outlook toward the garden and exceptional shared light through the sun room,.

Conservatory / Sun Room
6' 4" max x 11' 11" max (1.93m max x 3.63m max)
This wonderful area really feels like a connected and integrated part of the home. The space provides ample seating, views and tremendous light. Finished with tile effect flooring and fitted radiator.

Stairs Leading Upwards
Well presented with fitted carpet and modern stairs rails.

Landing
The auditorium style landing leads to all areas and offers loft access, Presented to an equally high standard,

Bedroom One
12' 4" max x 8' 9" max (3.76m max x 2.67m max)
The primary bedroom is presented very well as we have come expect! The grey fitted carpet is as per the landing adding a sense of consistency. Here is light and bright with a pretty outlook to the front and includes plenty of space for additional furniture.

Bedroom Two
11' 2" max x 8' 5" max (3.40m max x 2.57m max)
The second bedroom is also a good sized double whilst here benefits from the pretty garden facing aspect. Presented equally well with stylish and neutral decor.

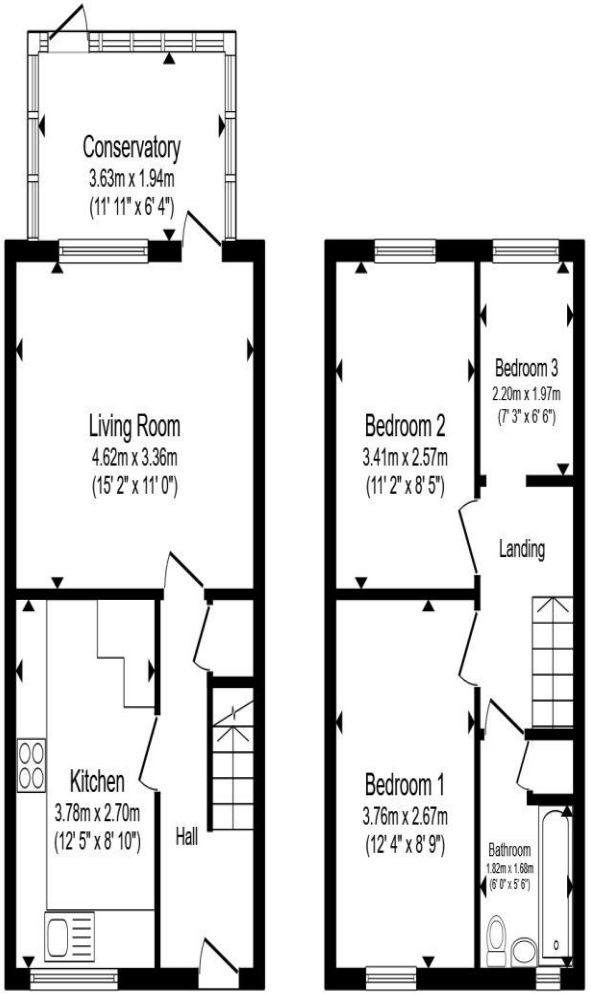
Bedroom Three
7' 3" max x 6' 6" max (2.21m max x 1.98m max)
The third and final bedroom is presented exceptionally well (again) and is spacious for a room of it's type. Currently used a a home office with garden facing aspect but offers flexible useage options.

Bathroom
6' max x 5' 6" max (1.83m max x 1.68m max)
As per the kitchen, the bathroom offers a wow factor. The three piece suite with shower over bath is complemented by the mosaic style flooring and oversized grey wall tiles. Sleek and contemporary to include an integrated WC, 'floating basin and vanity', wall mounted extractor plus chrome heated towel rail.

Driveway
Attractive recently laid driveway to front aspect, In addition, the herbaceous boundary neatly makes a natural division between next door.

Garden
Attractive low maintenance garden to include paving, herbaceous borders and decorative gravel to the rear section. The garage is found to the rear aspect.

Garage
Well proportioned garage with up and over doors. Potential opportunity here given that the rearside wall faces the garden.



Ground Floor **First Floor**

Total floor area 83.6 m² (900 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

Holyrood Close,

Stoke Gifford Bristol

- Stylish and Contemporary Three Bedroom Home
- Sought After Stoke Gifford Location
- Newly Laid Driveway / Convenient Location
- Rear Extension/Sun Room Leading Away From the Main Living Space
- Modern and Contemporary Kitchen and Bathroom

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



£350,000

view this property online allenandharris.co.uk/Property/STG110047

The Property Ombudsman

Property Ref:
STG110047 - 0003

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