





# Druid Stoke Avenue Bristol BS9 1DQ

for sale offers in excess of  
**£500,000**



## Property Description

A well-presented three bedroom semi-detached home, ideally located on the popular Druid Stoke Avenue in BS9, offering generous living space and a large well kept garden.

The property is arranged over two floors and provides bright and well-proportioned accommodation throughout. On the ground floor, a welcoming porch and entrance hall leads to a spacious living room with a pleasant outlook, the kitchen/ dining room is ideal for both everyday family life and entertaining, the kitchen offers ample storage and worktop space. This room has direct access to the conservatory.

Upstairs, there are three good-sized bedrooms, all served by a modern family bathroom. The layout makes the most of the available space, creating a comfortable and practical home.

Externally, the property benefits from a generous sized private rear garden set over three tiers, perfect for outdoor dining and relaxation. The garden is mainly laid to lawn and offers a garden room and greenhouse.

Situated within easy reach of local shops, well-regarded schools, and excellent transport links, this attractive home will appeal to families, professionals and those looking to settle in this highly sought-after area of North Bristol.

## Entrance Porch

## Kitchen/Diner

22' 3" MAX x 8' 9" MAX ( 6.78m MAX x 2.67m MAX )

## Living Room

14' 11" x 11' 10" ( 4.55m x 3.61m )

## Conservatory

10' x 9' ( 3.05m x 2.74m )

## Landing

## Bedroom 1

12' 2" x 11' 11" ( 3.71m x 3.63m )

## Bedroom 2

12' 2" x 8' 10" ( 3.71m x 2.69m )

## Bedroom 3

9' 10" MAX x 5' 7" MAX ( 3.00m MAX x 1.70m MAX )

## Bathroom

## Rear Garden



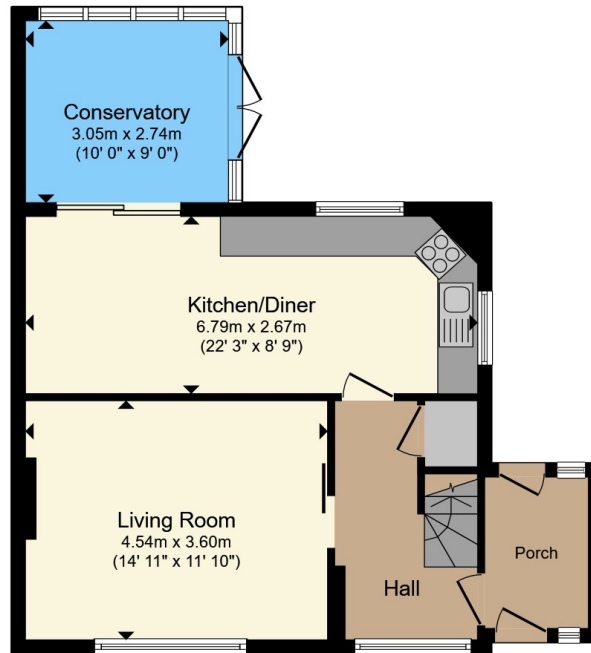




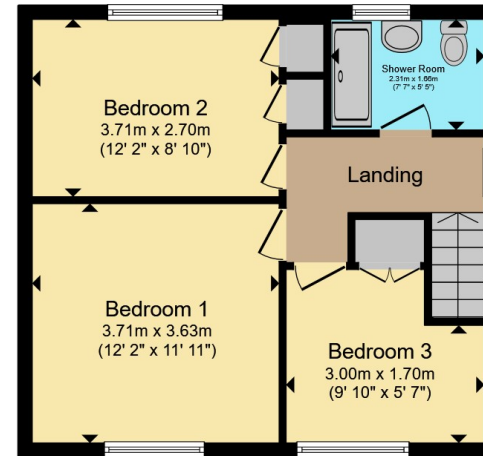








**Ground Floor**



**First Floor**

Total floor area 99.3 m<sup>2</sup> (1,068 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

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