



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



**welcome to**

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

This superb detached home offers substantial living space, integrated garage, driveway and well presented rear garden. All the above is located on one of Stoke Gifford's most desirable streets granting convenience alongside a 'premium feel'.

### **New Road Entrance**

Access toward the modern front door is granted over the well presented driveway which includes decorative gravel detailing to the left boundary and herbaceous borders to the opposing side.

### **Hallway**

Once inside you are met with a spacious hallway which instantly accentuates the feeling of size and space as found throughout. Here leads onward to the main living room, cloakroom and kitchen with the stairs leading upwards. Attractively finished in brilliant white and modern wooden laminate flooring. Useful understairs storage located here.

### **W.C**

Well proportioned cloakroom to include a WC, basin and radiator. Light and bright with a window to the front aspect.

### **Kitchen**

12' 8" max x 10' 8" max ( 3.86m max x 3.25m max )  
The well proportioned kitchen has been opened through to the dining room. The aforementioned grants dual aspect credentials with views and associated light from the front and rear aspects. The kitchen offers ample storage and workspace alongside room for all expected appliances. Included is a six ring / double oven range with matching brushed steel extractor. Complete with additional side door, tiled flooring and ceiling spot lights.

### **Dining Room**

10' 8" max x 9' 1" max ( 3.25m max x 2.77m max )  
The linked space adjacent to the kitchen offers ease of use and a very sociable dynamic. Furthermore the main living space also leads away to the side. Finished with carpet and pendant light.

### **Living Room**

14' 7" max x 12' 4" max ( 4.45m max x 3.76m max )  
The main living space is light and bright and enjoys views out into the private garden. Doors here allow for direct garden access granting a real sense of 'inside-outside' living which many of us crave! Presented to a high standard with space for lounging furniture.

### **Stairs Leading Upwards**

Very well presented with textured cream carpet and traditional white painted spindles and banister.

### **Landing**

Here is again light and bright leading to all further areas. The part auditorium style landing is complete with stylish light carpet as per the staircase, airing cupboard and loft access via ceiling hatch. Bedrooms all bar one with high level transom windows for increased light.

### **Bedroom One**

13' 10" max x 10' 6" max ( 4.22m max x 3.20m max )  
Very well proportioned master bedroom with pleasant views to the front aspect. Twin windows to include shutters plus carpet and coving. Space for additional furniture and access to a sizable ensuite.

### **Ensuite**

11' 8" max x 4' 8" max ( 3.56m max x 1.42m max )  
Fabulous ensuite to include an oversized walk-in shower, WC, heated chrome towel rail and basin. Window to the front aspect.

### **Bedroom Two**

11' 3" max x 9' 6" max ( 3.43m max x 2.90m max )  
The second bedroom again offers great proportions and is finished to a high standard. Beautiful garden

and green views to the rear aspect.

### **Bedroom Three**

9' 4" max x 8' max ( 2.84m max x 2.44m max )  
Another very well proportioned room currently used as a spacious home office. Views to the garden.

### **Bedroom Four**

8' max x 7' 3" max ( 2.44m max x 2.21m max )  
The fourth and final bedroom offers flexibility given its usable dimensions. Currently used as a single bedroom/spare and secondary home office.

### **Bathroom**

8' 3" max x 6' 3" max ( 2.51m max x 1.91m max )  
Very well presented bathroom to include an oversized bath with shower over, integrated WC and basin within vanity, chrome towel rail and fitted ceiling spots. Also with window to grant the room a light aspect.

### **Exterior Garage**

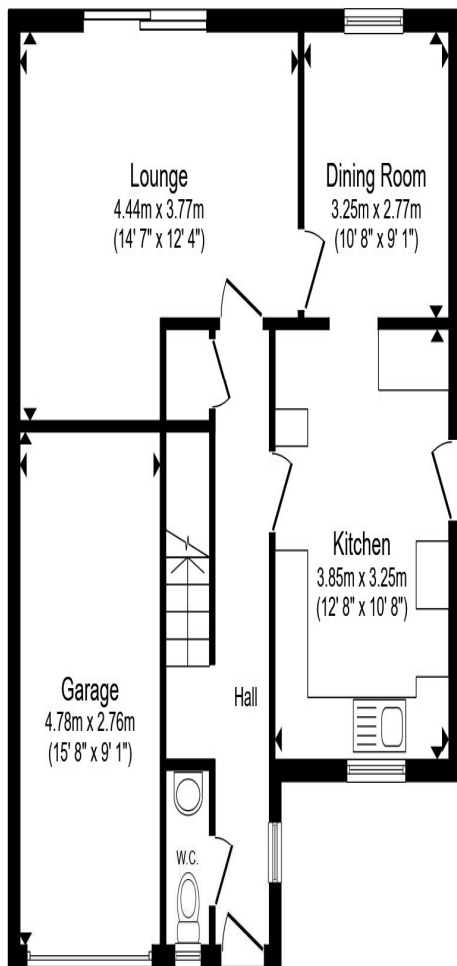
15' 8" max x 9' 1" max ( 4.78m max x 2.77m max )  
Well proportioned garage with lighting and power. Up and over door leading away from the driveway.

### **Garden**

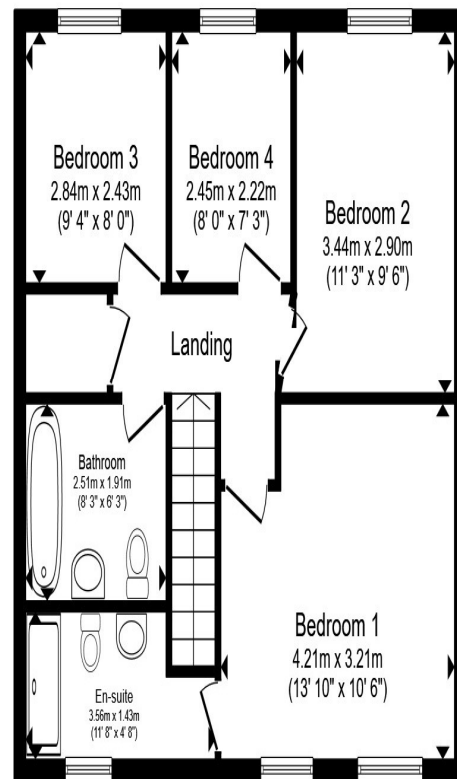
Well proportioned south-west facing garden to include a well maintained lawn, herbaceous borders, paving to house and fenced boundaries. The garden feels particularly private especially given the natural space beyond the boundaries.

### **Agents Notes**

The property is offered with NO CHAIN.



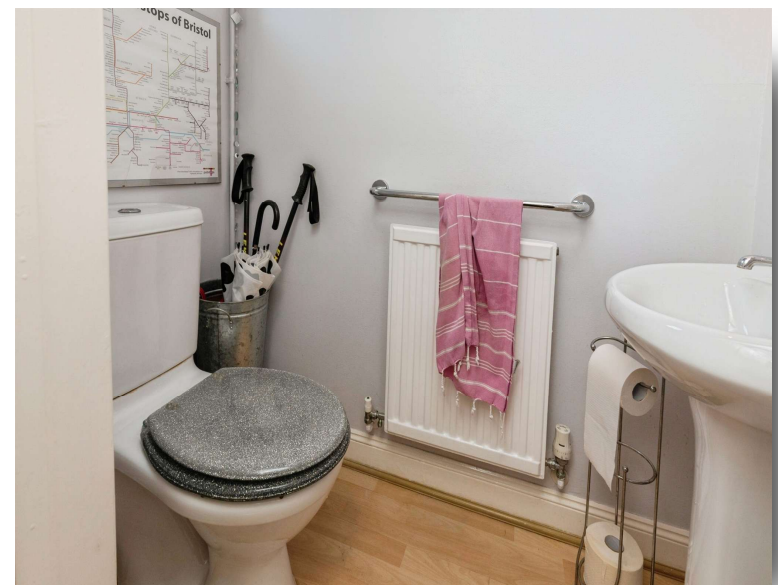
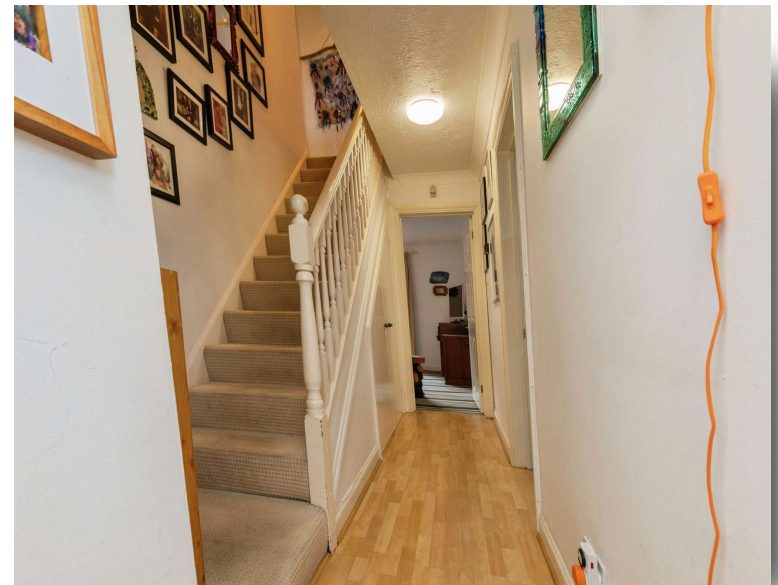
**Ground Floor**



**First Floor**

Total floor area 119.1 m<sup>2</sup> (1,282 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**

- Premium Detached Home - Offered with NO CHAIN
- Four Bedrooms / Two Bathrooms - HD Interactive Tour Available
- Integrated Garage and Spacious Driveway
- Linked Dual Aspect Kitchen and Dining Room
- Main Living Room with Direct Garden Access

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

offers in excess of

**£475,000**



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Property Ref:  
STG109693 - 0005

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