



Stoke Bishop | Guide Price £550,000

leese
& nagle 

11 Horse Shoe Drive, Stoke Bishop, Bristol, BS9 1SU

- Engaging 1930s Home
- Three Generous Bedrooms
- Extended Semi Open Ground Floor
- Circa 60 Ft. Rear Garden
- Garage & Off Street Parking
- River and Rural Views to Front

A lovely three bedroom 'halls adjoining' 1930s semi detached house with lots of character and decent sized C.60ft rear garden. Cul-de-sac location with views over the River Avon and North Somerset countryside beyond.

Offering a layout different from most 1930s semis, the house is welcoming and offers comfortable living spaces as well as generously proportioned bedrooms. With an extended ground floor offering semi open plan living space opening onto the rear garden the house is ideally suited to both growing families and those looking for an attractive downsizing option in Stoke Bishop.

Approached via a drive to the side of the house, providing off street parking for several cars and leading through to the garage and rear garden. A path passes past the front of the house to the enclosed porch. Front door with lovely original stained and leaded glazed side windows open into the generously proportioned hall. A piano tucked into one corner gives an indication of space available. There is also an under stairs cloakroom. A formal living room with bay window and attractive outlook is positioned to the front. A wood burner is recessed into the chimney breast. At the rear the wall between kitchen and dining room has been partially removed along with openings through to a family room area with bi-fold doors and polycarbonate style roof creating a lovely combined kitchen/dining/lounge area. A utility cupboard is also positioned off this space. The kitchen comprises a range of modern white wall and base units with double Belfast sink unit and integrated oven and hob. Additional window to the side.





Upstairs the attractive landing has original stained and leaded glazed window to the side aspect and leads to three generously proportioned bedrooms. The master bedroom has lovely bay window and far-reaching views. The bathroom is again spacious and has modern white suite with part tiled walls featuring bath, separate large walk-in shower cubicle and underfloor heating.

The rear garden is mainly laid to lawn and gently slopes up away from the house. The aforementioned garage with attached shed sits to one side with gate through to the drive. Timber fences mark the boundaries.



**Energy Performance Certificate
Rating D**





Horse Shoe Drive, Bristol, BS9

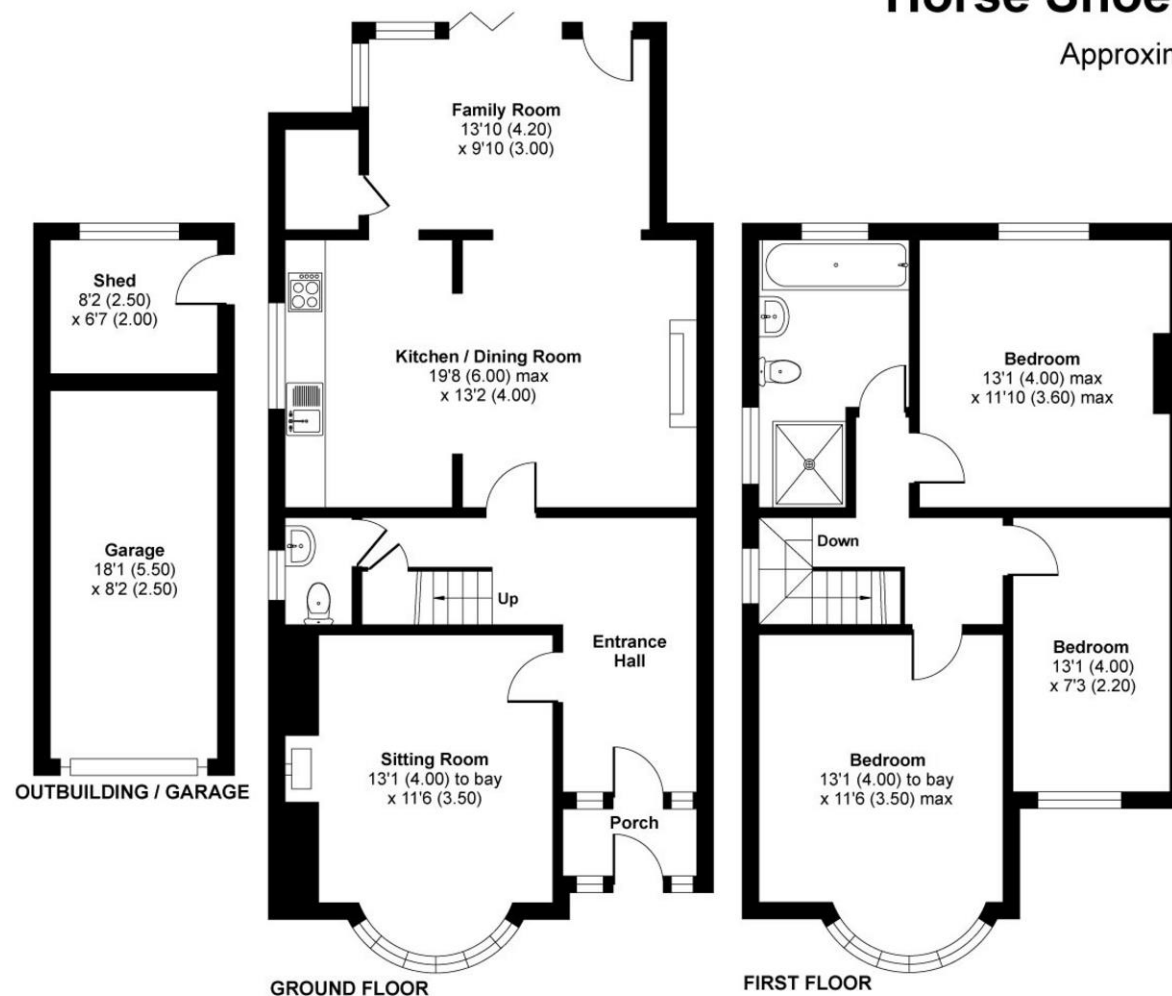
Approximate Area = 1426 sq ft / 132.4 sq m

Garage = 148 sq ft / 13.7 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 1628 sq ft / 151.1 sq m

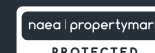
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1267554

**leese
& nagle**

Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



@leesenagle



leesenagle

Westbury-on-Trym Office
125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T 0117 962 2299
wot@leeseandnagle.co.uk
leeseandnagle.co.uk