



**Chevening Close, Stoke Gifford BRISTOL BS34 8NJ**

welcome to

## Chevening Close, Stoke Gifford BRISTOL

This superb end terrace home offers driveway parking, particularly spacious attached garage with opportunity AND garden space to the front and rear. All is located on one of Stoke Gifford's most favoured streets given the pleasant surroundings and huge convenience.

### Chevening Road Entrance

The point of entrance is particularly attractive given the greenery, garden space and private driveway. An additional slab paved path leads beyond the side of the driveway directly to the front door. The aforementioned door is of traditional style with decorative glass pane to the upper level and leads inwards.

### Hallway / Internal Porch

Convenient internal entrance hallway offers a convenient point of entry prior to the main living space and acts as an additional thermal barrier. Finished with modern oak engineered boards.

### Living Room

21' 10" max x 10' 4" max ( 6.65m max x 3.15m max )  
The extensive main living space measures just shy of 22ft and will easily accommodate a dining area in addition to the main lounging furniture. The impressive room offers dual aspect credentials with views to the front and rear and direct garden access via sliding doors. Again, finished with oak engineered boards for uniformity and style.

### Kitchen

8' 6" max x 7' max ( 2.59m max x 2.13m max )  
The well proportioned kitchen is also light and bright offering garden views. The L-shaped configuration offers plenty of space for wall and base units, usual array of space for white goods and full larder space that runs under the stairs just adjacent. Included here will be the oven, fridge and washing machine.

### Stairs Leading Upwards

Attractive staircase with vaulted ceiling running up through. The 'stairwell' area is a feature unto itself

given the oversized space leading away from the living room. Complete with modern/stylish grey carpet and white painted banister and spindles. A radiator and run of coat hooks is also located here on the lower level.

### Landing

Attractive auditorium style landing finished with grey carpet. Loft access granted as is access to all further rooms.

### Bedroom 1

11' 4" max x 10' 3" max ( 3.45m max x 3.12m max )  
Well proportioned double bedroom with pleasant views to the front aspect. Finished with carpet and includes built-in storage. A transom window over the doors maximises the light into the landing and associated stairwell.

### Bedroom 2

10' 3" max x 10' 3" max ( 3.12m max x 3.12m max )  
Further good sized double bedroom offering garden views. Finished to the same good standard and also includes built-in storage.

### Bedroom 3

8' 10" max x 6' 11" max ( 2.69m max x 2.11m max )  
The third and final bedroom to the front is of good size for a room of its type. Pleasant views to the front.

### Bathroom

8' 1" max x 7' 1" max ( 2.46m max x 2.16m max )  
Particularly spacious bathroom to include an oversize bath, WC and basin. Finished with wall tiles, modern flooring and includes a convenient airing cupboard.

### External

### Rear Garden

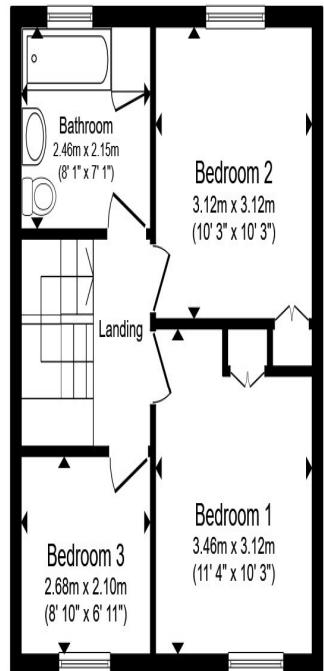
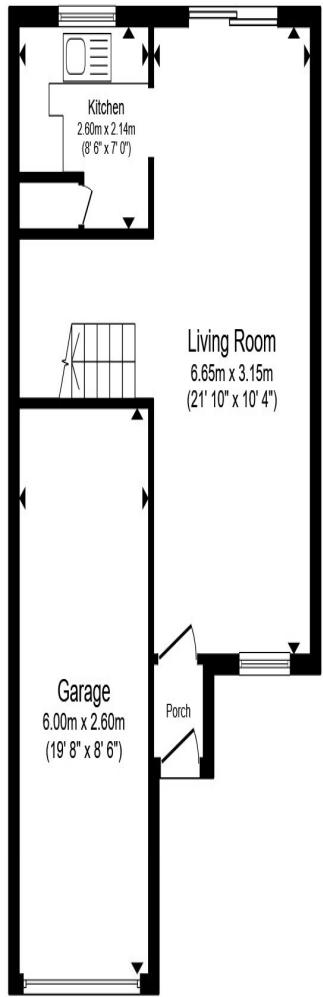
Spacious garden with direct access from the main living space and additional/external side access. The space is complete with wooden boundary fencing, raised beds and attractive multi-level paved areas. The garden feels particularly private given the position in relation to other properties in addition to a desirable orientation.

### Garage And Drive

Convenient driveway parking leading to the garage. The garage with up-and-over doors includes power and lighting. The garage including the roof is notably spacious and in good condition. We suggest that this offers further opportunity to convert (given the shared internal walls) subject to standard planning and regulations.

### Agents Notes

Being sold as freehold with NO CHAIN.



Total floor area 87.8 m<sup>2</sup> (945 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  
Chevening Close,  
Stoke Gifford BRISTOL**

- Superb End of Terrace Home - Three Bedrooms - NO CHAIN
- Desirable Stoke Gifford Location
- Notable Spacious Attached Garage (19ft) with Opportunity
- Driveway Parking plus Additional Front Lawn Space
- Private and Enclosed Rear Garden with Additional Side Access

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

**£350,000**



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Property Ref:  
STG110002 - 0004

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