
12 Reedley Road, Stoke Bishop
Guide Price £799,995
RICHARD
HARDING


12

12 Reedley Road,

Stoke Bishop, Bristol, BS9 3ST

RICHARD HARDING

A beautifully refurbished and stylishly presented three bedroom plus versatile study room semi-detached family home with impressive kitchen/dining/family room, generous rear garden and driveway parking.





Key Features

- **The property is set on a highly desirable road within 350m of the highly regarded Elmlea School and approx. 1 mile from Bristol Free School.**
- **Ground Floor:** entrance porch, hallway, boot room/utility area, cloakroom/wc, study, bay fronted sitting room, impressive social kitchen/dining/family room.
- **First Floor:** landing, three well-proportioned bedrooms and a contemporary family bathroom/wc.
- **Outside:** front garden with driveway parking, enclosed rear garden measuring approximately 70ft x 30ft.
- **An extremely stylish and versatile family home set in a highly regarded location within a short level stroll of the shops on Stoke Lane plus bus connections to all central areas.**
- **Our vendor clients have secured a purchase meaning the onward chain is complete.**





GROUND FLOOR

APPROACH: from the pavement proceed across the driveway where the door to the front entrance porch can be found in front of you.

ENTRANCE PORCH: useful area for shoe storage, wall light point, composite front door leads into:-

ENTRANCE HALLWAY: a welcoming and generously proportioned entrance hallway with ceiling light point, dado rail with decorative panelling beneath, small stained glass window to front elevation, understairs storage recess, radiator, tiled flooring, square edged skirting boards. Stairs ascend to first floor landing. Doors radiate to cloakroom/wc, open-plan kitchen/dining/family room and sitting room. Square opening to:-

UTILITY/BOOT ROOM: built-in floor to ceiling storage, space and plumbing for washing machine and tumble dryer. Large obscured double glazed window to side elevation. Lined oak wood effect parquet flooring. Pocket door opening to:-

STUDY: (**9'9" x 7'8"**) (**2.69m x 2.33m**) vaulted ceiling, inset ceiling downlighters, obscured double glazed window to side elevation, square edge skirting boards, built-in cabinetry. Lined oak wood effect parquet flooring with underfloor heating. Currently arranged as a home office. Door to storage cupboard housing Vaillant combi boiler.

CLOAKROOM/WC: inset ceiling downlighters, low level wc, wash hand basin set on vanity unit, tiled surround, square edged skirting boards, tiled flooring.

SITTING ROOM: (**17'11" x 11'10"**) (**5.21m x 3.60m**) a spacious bay fronted sitting room with double glazed windows to front elevation, ceiling light point, coving, picture rail, decorative panelling, built-in cabinetry, lined oak wood effect parquet flooring with underfloor heating, square edge skirting boards.

OPEN-PLAN KITCHEN/DINING/FAMILY ROOM: (**28'1" x 19'4"**) (**8.57m x 5.89m**) measured together but described separately as follows:-

Kitchen: fitted with a variety of wall base and drawer units with quartz worktop over and matching upstands. Belfast sink with mixer tap over. Integrated appliances include dishwasher, microwave oven and drinks fridge. Freestanding range master oven with 6 ring gas hob over plus extractor fan. Space for fridge/freezer. Two Velux ceiling skylights, double glazed windows to side and rear elevations, large kitchen island with breakfast bar overhang.

Dining/Family Area: double glazed window plus French doors overlooking the garden. Ample space for dining room furniture plus armchairs. Wood burning stove, an array of inset ceiling downlights plus ceiling light points, washed oak wood effect parquet flooring with underfloor heating. Square edged skirting boards.

FIRST FLOOR

LANDING: split level landing, built-in linen/storage cupboard with ceiling light point and window to side elevation. On the upper section of landing there is a loft access point, ceiling light point, picture rail, obscured double glazed window to side elevation and moulded skirting boards. Doors radiate to bedroom 1, bedroom 2, bedroom 3 and family bathroom/wc.

BEDROOM 1: (**17'0" x 11'11"**) (**5.17m x 3.62m**) bay fronted double bedroom with double glazed windows overlooking the front elevation, an array of bespoke fitted wardrobes to either side of chimney breast, radiator, ceiling light point, picture rail and moulded skirting boards.

BEDROOM 2: (**13'0" x 11'10"**) (**3.95m x 3.61m**) double bedroom with large double glazed window to rear elevation, ceiling light point, picture rail, built-in wardrobes to one side of chimney breast, radiator and moulded skirting boards.

BEDROOM 3: (**11'6" x 9'2"**) (**3.50m x 2.80m**) double bedroom with double glazed windows to rear elevation, ceiling light point, built-in wardrobe, radiator and moulded skirting boards.

BATHROOM/WC: white suite comprising low level wc, wash hand basin with vanity storage beneath, panelled bath with handheld shower over, separate shower enclosure with system fed waterfall shower plus detachable hand shower over. Velux skylight. Inset ceiling downlighters, wall mounted chrome towel radiator, tiled surrounds, tiled flooring.







OUTSIDE

FRONT GARDEN: off-street parking for one vehicle, small level lawned area, dwarf brick wall to front and side elevations.

REAR GARDEN: (approx. **70ft x 30ft**) (**21.32m x 9.14m**) a generous and well-arranged rear garden, with raised decked seating area accessed directly from the kitchen/dining/family room via French doors. The deck provides an ideal space for outdoor entertaining. Steps lead down to the main section of garden which is predominantly laid to lawn. The garden is thoughtfully divided into two further sections, including an artificial lawn, ideal for children's play area, and a further decked area with useful timber storage shed. A side pathway gives access to the front of the property. The garden is further enhanced by mature trees, plants and shrubs to the borders.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

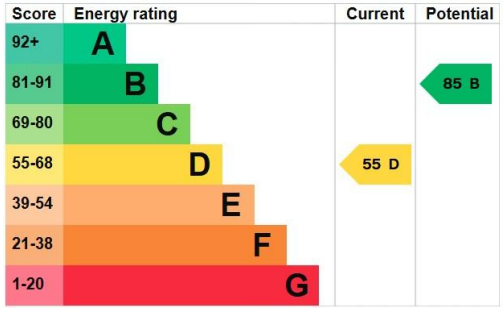
TENURE: it is understood that the property is Freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

   https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





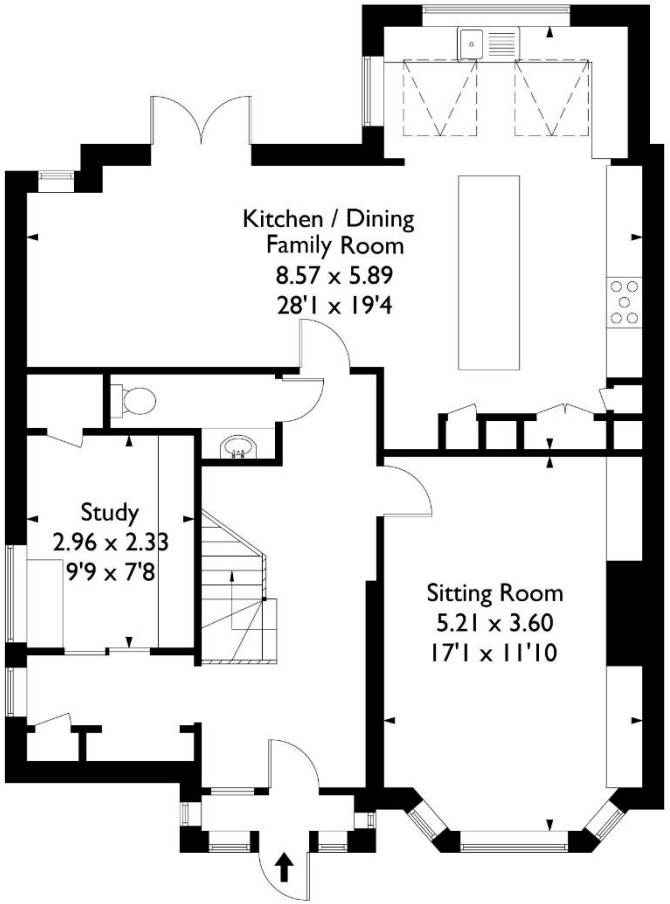




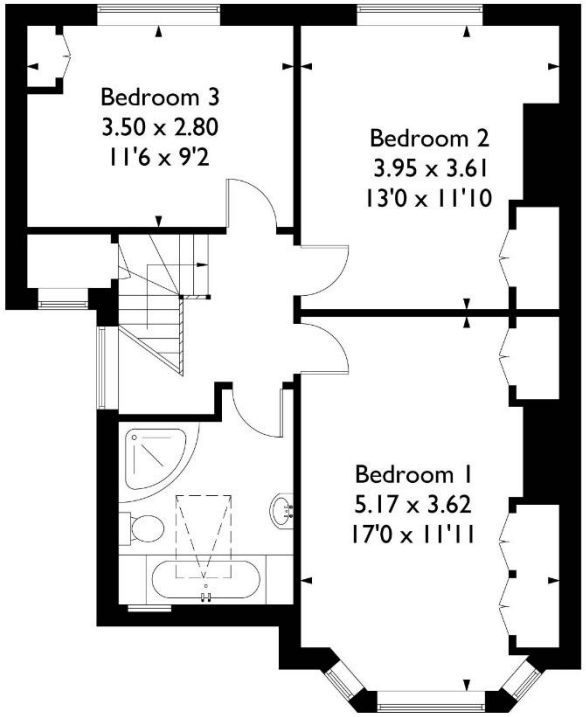


Reedley Road, Westbury on Trym, Bristol BS9 3ST

Approximate Gross Internal Area 136.30 sq m / 1467.10 sq ft



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated.Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate.
No responsibility is taken for error or omission.Please check compass bearings, dimensions and layout details before making any decision reliant upon them.

The Property Ombudsman RICS

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