



A turn-key family home in popular Stoke Bishop.

Bell Barn Road, Stoke Bishop, Bristol, BS9

£799,950 Freehold





Generous entrance hall • Open plan kitchen/dining/living room
• Sitting room • Utility and WC • Principal bedroom with en suite
• Three further bedrooms and family bathroom • Off road
parking • South-east facing garden

Local Information

Lying to the North West of Bristol city centre, Stoke Bishop has a host of amenity and green space, notably Durdham Downs with 400 acres of parkland, Stoke Lodge and the Blaise and Kingsweston Estates. In the immediate environs there are convenience stores, restaurants, supermarkets and hostellers. There are excellent primary schools, some secondary and quality independents in nearby Henleaze, Westbury on Trym and Clifton. Sporting pursuits are well catered for with health and leisure clubs, golf courses and of course there are many meandering footpaths through the neighbouring district. For the commuter there are good links to arterial roads to the city centre and motorway networks. Rail services are available from Bristol Parkway and Bristol Temple Meads served by a satellite station in Sea Mills and to the wider country. Bristol Airport has scheduled flights to a number of European and some long haul destinations.

About this property

A deceptively spacious semi-detached family home with a highly specified interior, tastefully presented with a modern palette and quality fittings. The property is one of only three homes built in 2017 and includes light and bright accommodation over three floors including an impressive roof terrace.

A welcoming entrance hall provides access to the sitting room at the front elevation, with fitted shutters and spotlights above. The focal point of this home is the generous open-plan kitchen/dining/living room at the rear. An incredibly light space due to the south-westerly orientation, the kitchen is well-equipped with modern wall and base units and integrated NEFF appliances include; oven, microwave/grill, dishwasher and induction hob with extractor above. Bi-fold doors at the rear allow plenty of light to pour in and provide a seamless flow onto the level rear garden. A generous space with plenty of room for dining and entertaining.



Completing the ground floor accommodation is a separate utility room and WC with space for washing facilities and further storage. There is underfloor heating throughout this level, split into three separate zones.

The principal bedroom is positioned at the front elevation on the first floor, benefitting from a high degree of natural light and served by an en suite shower room. Two sizeable bedrooms sit at the rear of the plan, enjoying a pleasant outlook over the rear garden. The family bathroom is tiled and complete with shower over the bath, WC, basin and heated towel rail. There is underfloor heating in the family bathroom and en suite. Completing this level is a storage/airing cupboard.

Stairs rise to the top floor and a generous guest bedroom completes the internal accommodation. This floor is flexible and could be used as a home office if required. Doors open onto a generous terrace at the front elevation benefitting from evening sun – perfect for al fresco dining. A door at the rear opens into a large walk-in loft providing ample storage, boarded with lighting and housing the boiler.

The property is fronted by off road parking with pathway

leading to the entrance, planted borders and useful bin store. At the rear, the level south-east facing garden combines a paved area and Astro turf lawn – easily maintained throughout the seasons. There is an additional external store cupboard and steps up to the gated rear entrance.

Tenure
Freehold

Local Authority
Bristol City Council

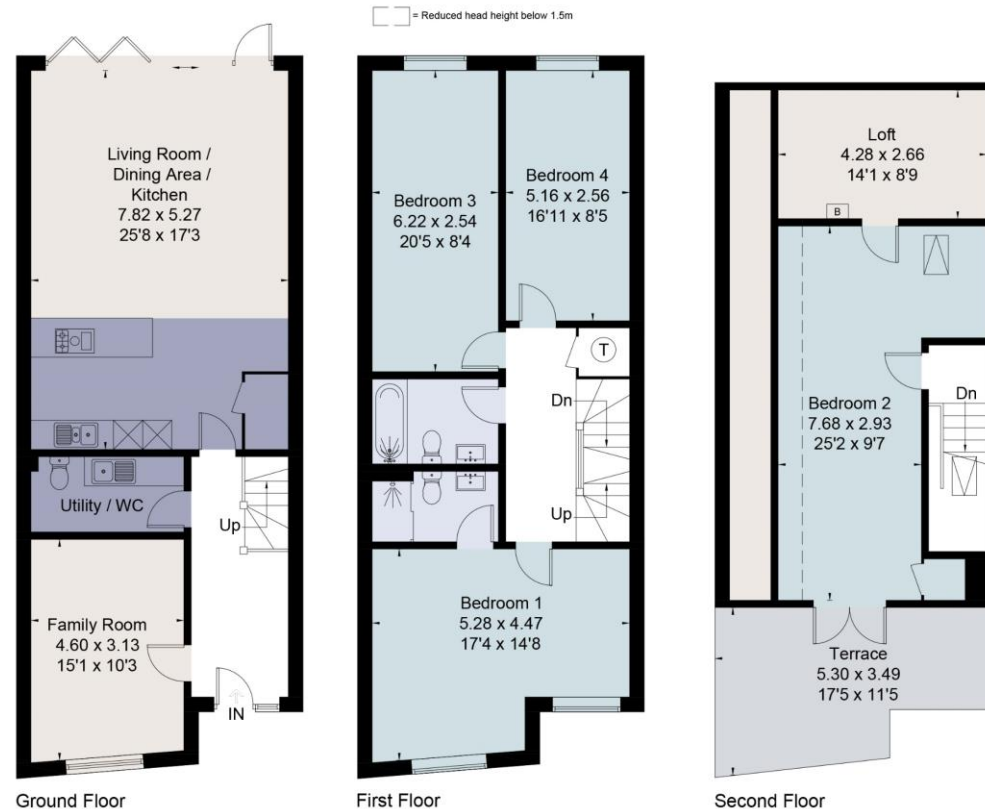
Energy Performance
EPC Rating = B

Viewing
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Approximate Area = 191.7 sq m / 2063 sq ft
Including Limited Use Area (5.2 sq m / 56 sq ft)
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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