

HUNTERS®

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School Court

Stoke Gifford, Bristol, BS34 8SA

£450,000



Council Tax: D



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DESCRIPTION

Welcome to this fantastic four-bedroom detached family home situated in the highly sought-after location of School Court in Stoke Gifford. Offering a superb layout, garden and a garage, this property is perfectly designed for modern family living and entertaining.

Stepping through the front door, you are greeted by a welcoming central entrance hallway that sets the tone for the rest of the home and provides a convenient downstairs cloakroom. The ground floor boasts a bright and airy, dual-aspect living room that spans the entire depth of the property. This fantastic reception space offers plenty of room for the whole family to relax and features elegant double doors that open out seamlessly to the exterior, perfect for letting the outside in during the warmer months.

Across the hallway, the heart of the home awaits in the spacious, open-plan kitchen and dining area. This highly versatile room provides a wonderful setting for cooking, casual dining, and hosting guests. Much like the living room, the kitchen diner benefits from its own set of double doors leading outside, creating a wonderful indoor-outdoor flow that is highly desired in modern homes.

Ascending the stairs to the first floor, a spacious central landing grants access to four well-proportioned bedrooms and the main family bathroom. The primary bedroom provides a peaceful and private retreat, complete with its own en-suite shower room. There are two further generously sized double bedrooms offering plenty of space for freestanding furniture. The fourth bedroom is incredibly versatile; whether you need a comfortable single bedroom, a nursery, or a dedicated home office for remote working, this room easily adapts to your needs. A well-appointed family bathroom, conveniently positioned to serve the additional bedrooms, completes the first-floor accommodation.

Externally, the property benefits from a pleasant outlook to the front with a separate, garage (the right hand side garage from looking at the front) located at the side. The garage is accessed via a main electric door at the front or a convenient side door, it provides excellent secure parking, invaluable additional storage space, or the potential for a workshop area. There is also further allocated parking. The rear garden is a generous size and laid to patio, decking and artificial lawn and is fully enclosed.

Nestled in a popular residential pocket of BS34, this home is excellently positioned to take advantage of Stoke Gifford's local amenities, well-regarded schools, and fantastic transport links, including nearby Bristol Parkway train station and easy access to major motorway networks.

Should you wish to proceed with an offer on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.

ENTRANCE HALLWAY

Access via a composite double glazed door, coved ceiling, wood effect laminate flooring, under stair storage cupboard, alarm control panel, radiator, built-in storage cupboard, stairs rising to first floor, doors leading to: cloakroom, lounge and kitchen/diner.

LOUNGE

12'2" x 18'4" (3.71m x 5.59m)

UPVC double glazed window to front, UPVC double glazed French doors with matching side window panels leading out to rear garden.

KITCHEN/DINER

16'8" x 9'8" (5.08m x 2.95m)

UPVC double glazed window to rear, UPVC double glazed

French doors leading out to rear garden, tiled floor, LED downlighters, range of grey gloss wall and base units, laminate work top, 1 1/2 stainless steel sink bowl unit with mixer tap, built in stainless steel electric double oven and 5 ring gas hob, stainless steel extractor fan hood, integrated fridge freezer, washing machine and dishwasher, built-in wine chiller.

FIRST FLOOR ACCOMMODATION:

LANDING

UPVC double glazed window to front, built-in airing cupboard housing hot water tank, spindled balustrade, doors leading to bedrooms and bathroom.

BEDROOM ONE

13'0" (max) x 9'6" (3.96m (max) x 2.90m)

UPVC double glazed window to front, radiator, built-in wardrobe, door to en-suite.

EN-SUITE

Opaque UPVC double glazed window to rear, suite comprising: close coupled WC, vanity unit with wash hand basin inset, corner shower enclosure housing mains controlled Mira shower system, tiled floor, LED downlighters, extractor fan, chrome heated towel radiator.

BEDROOM TWO

9'3" x 9'7" (2.84m x 2.93m)

UPVC double glazed window to rear, radiator.

BEDROOM THREE

12'10" (max) x 8'7" (3.91m (max) x 2.62m)

UPVC double glazed window to front, radiator.

BEDROOM FOUR

6'1" x 8'7" (1.85m x 2.62m)

UPVC double glazed window to front, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: shower bath with mains controlled shower over, glass shower screen, vanity unit with wash hand basin inset, concealed WC, tiled walls and floor, chrome heated towel radiator, LED downlighters, extractor fan.

OUTSIDE:

REAR GARDEN

Landscaped garden with low maintenance in mind, large full width decking providing ample outdoor seating space, artificial lawn, water tap, 2 outdoor power sockets, 2 outside lights, rear gated access to parking and garage, garden enclosed by boundary fencing.

GARAGE/PARKING

Single garage to rear of property, up and over electric door, courtesy side door, off street parking space to front of garage.



Road Map



Hybrid Map



Terrain Map



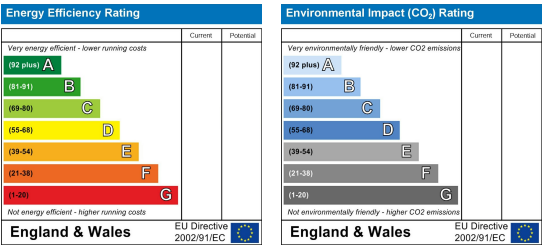
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.