

HUNTERS[®]

HERE TO GET *you* THERE



School Court

Stoke Gifford, Bristol, BS34 8SA

£450,000



Council Tax: D



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this impressive 4 bedroom detached family home located within this popular modern development located within a sought after development in Stoke Gifford. The development is conveniently positioned a short walk to Parkway Train Station, whilst offering excellent transport links to the Ring Road and motorway networks. The local amenities of both Bradley Stoke and Stoke Gifford are all within easy reach, as well as highly regarded local schools.

The spacious living accommodation comprises: entrance hallway, cloakroom, a large full depth lounge with dual aspect windows and French doors that lead out to the rear garden, a modern fitted kitchen/diner with French doors out to rear garden and a cloakroom.

To the first floor can be found 4 generous sized bedrooms, master bedroom with ensuite and a modern family bathroom.

Externally, the property benefits from a pleasant outlook to the front overlooking green with childrens park close by, a fantastic landscaped rear garden with low maintenance in min laid to artificial lawn and full width decking providing ample seating space. The garage is accessed via a main electric door at the front or a convenient side door, it provides excellent secure parking, with an additional parking space to front of garage.

An internal viewing comes highly recommend on this lovely family home.

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.

Tel: 0117 956 1234

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



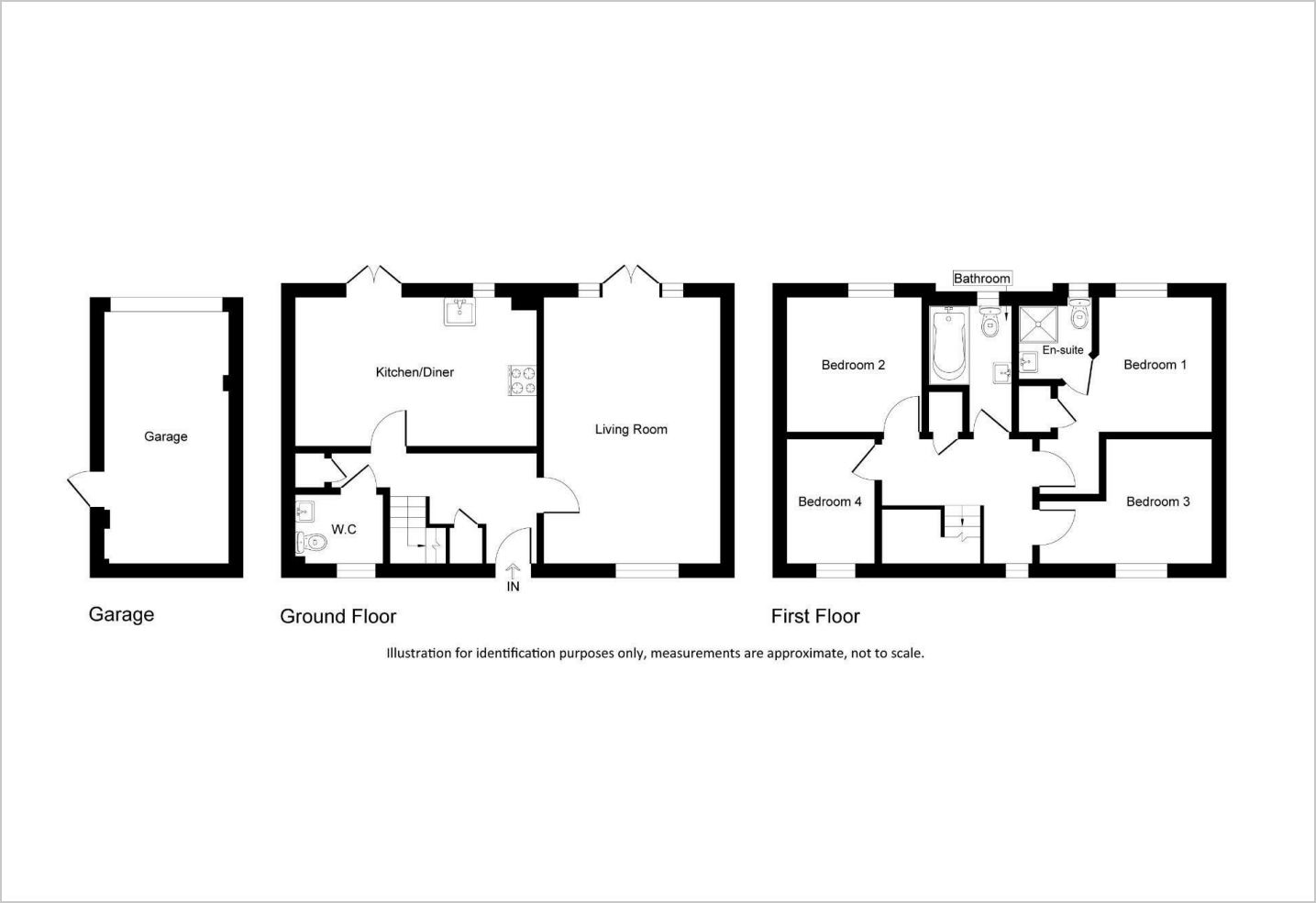
Hybrid Map



Terrain Map



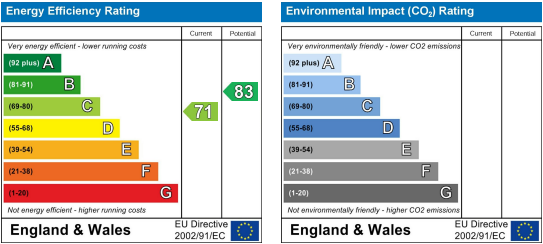
Floor Plan



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.