



13 ST. HILARY CLOSE,
STOKE BISHOP, BS9 1DA

GOODMAN
& LILLEY







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GUIDE PRICE
£1,100,000

Set at the head of a prime and highly sought-after cul-de-sac in Stoke Bishop, this exceptional five-bedroom detached residence offers contemporary, thoughtfully designed spaces, and outstanding curb appeal.

This architect-designed home boasts spacious and versatile accommodation, featuring five well-proportioned bedrooms, landscaped gardens, driveway parking, and a double garage. Perfectly blending modern design with practical family living, the property is ideally positioned in one of Bristol's most desirable residential locations.

With so much to offer in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

Location

St Hilary Close is a quiet and discrete cul-de-sac, located off one of Bristol's most sought after roads, Druid Stoke Avenue. Consisting of a varied mix of houses, dating from the 1930's, 1950's and through to the late 1960's, the architecture is both varied and diverse. Within the immediate environs there are excellent facilities including the local primary school and shops in Druid Hill and Stoke Lane. There are also recreational playing fields and the Blaise Castle Estate in proximity. For sporting pursuits there are health clubs and golf courses nearby, whilst Clifton Village and Whiteladies Road provide a multitude of retail outlets, bars, bistros and restaurants. Stoke Bishop lies to the North West of the city with good communication links, via the A4 to the commercial centre and the M5 and M4 motorway networks, serving the South West, Midlands, London and Wales respectively.

Accommodation

Please see the floorplan for room measurements and the property layout.

Living Accommodation

Situated at the head of a sought after quiet cul-de-sac, this detached house which was constructed in the 1960s offers flexible, split levelled five bedroom accommodation. The property provides a generous footprint and stands in an established plot.

All rooms are located off a wonderful split levelled dining hall / landing and there is also an entrance lobby and storage options. The main reception room can be found on the upper level and is a generous open plan room with sitting and dining areas filled with light with doors out to a sunny balustraded terrace that leads on to the gardens. Radiators provide heating and beyond the dining room lies the quality fitted kitchen which includes a range of fitted wall and base units and some integrated

appliances, whilst a picture window looks out to the rear, over the garden. The utility room is on the ground floor and has the prerequisite plumbing for white goods, and there is a door to the double garage where a gas fired boiler can be found which supplies the domestic hot water and central heating.

Bedrooms and Bathrooms

The first two split levels offer five bedrooms and these are served by a modern family bathroom and a separate shower room / W/C. The principal bedroom has a super aspect and doors out to the gardens and two other bedrooms offer similar views. The fifth bedroom would make an excellent home office from those working from home.

Outside

Externally and to the front there is an open plan garden with pathway to the entrance door and attractive central tree. There is also dedicated driveway car parking and access to the double

attached garage. The garage accessed via a remote electric garage door offers parking and useful storage with doors to the house and rear garden which wraps around the house.

In the rear garden shaped lawns are punctuated by planted beds and borders. The south westerly orientation takes full advantage of the morning, afternoon and evening sun, and indeed there are various strategically placed seating areas to enjoy this. An elevated terrace from the dining area offers views.



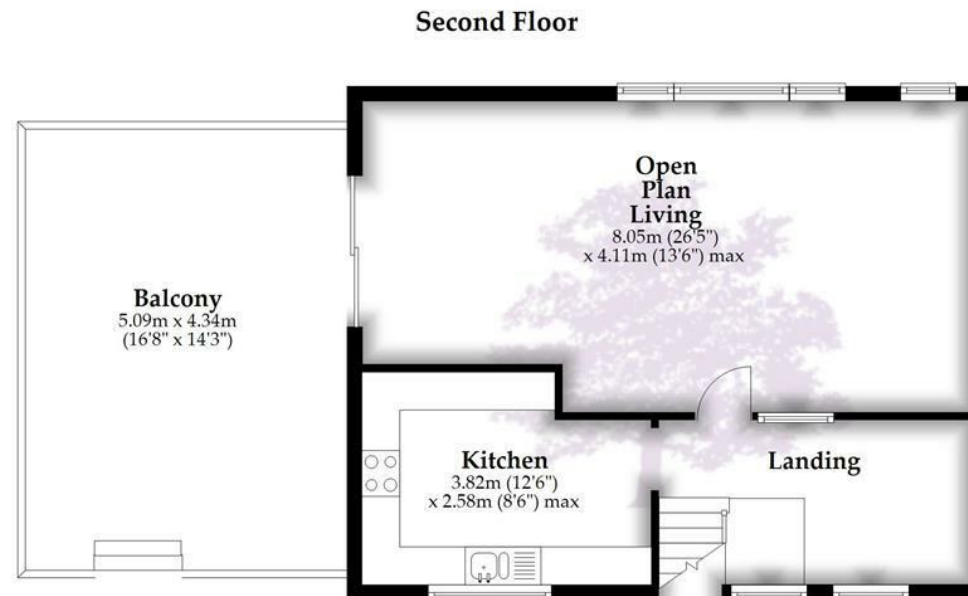
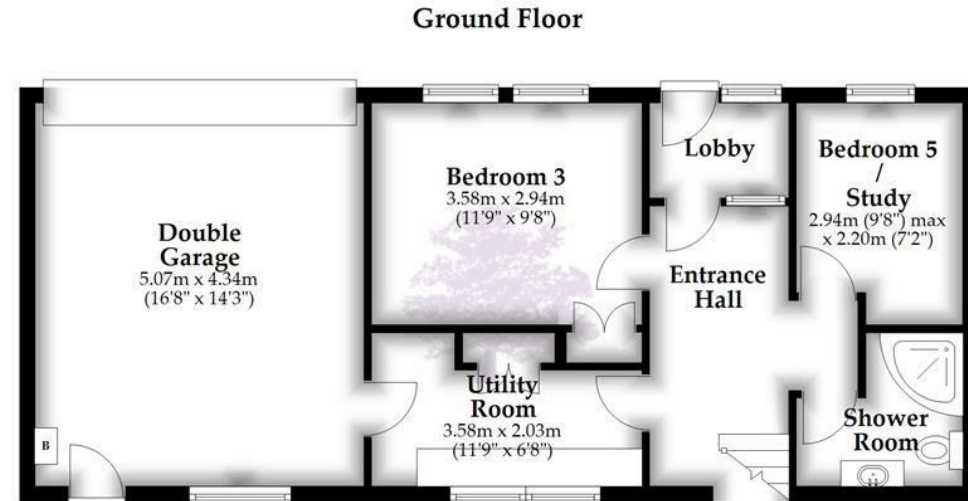
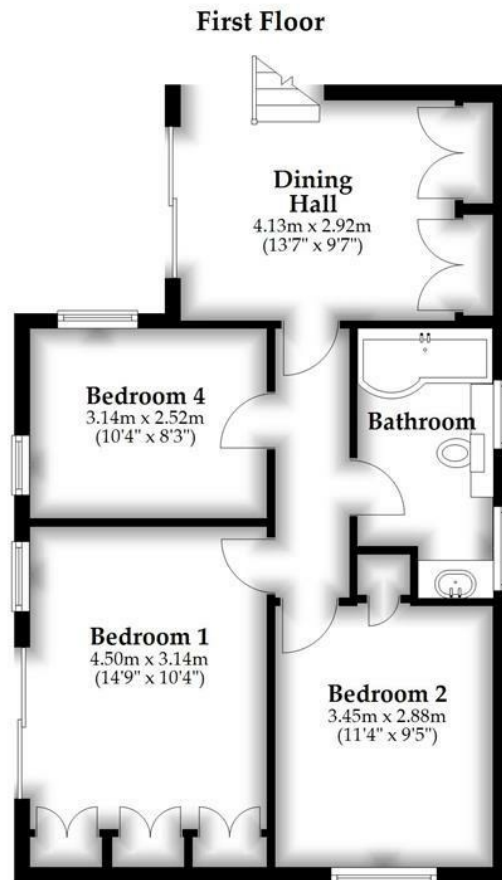
- Exceptional Stoke Bishop Cul De Sac Location
- Individual Split Level Detached Home
- Five Bedrooms / Two Bathroom
- 26 Ft Living Area
- Private Gardens
- Double Garage / Driveway Parking





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Total area: approx. 169.6 sq. metres (1825.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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