8 Ellbridge Close,
Stoke Bishop, BS9 1BU

Goodman & Lilley

# An attractively presented semi detached three bedroom family home situated in a popular BS9 Stoke Bishop cul-de-sac close to Stoke Bishop & Elmlea Primary Schools.

## Accommodation

## Ground Floor

### Entrance Porch & Entrance Hall
Via double glazed front door, small porch with inner door to the light and airy entrance hall with two stoarage cupboards and stairs rising to the first floor and doors opening to ;

### Open Plan Kitchen/Dining Room
an attractive dual aspect open plan re-fitted kitchen/dining room which opens to the living room which enjoys views over the rear garden and evening sun. Attractively recently fitted kitchen with a range of eye level and base level cupboards with a range of worktops above housing a stylish Belfast sink with mixer taps, space for range cooker and various other appliances, double glazed windows to front, double glazed side courtesy door and double glazed French doors opening and overlooking the rear garden.

### Living Room
Open plan to the kitchen/dining area. Double glazed sliding patio door opening and overlooking the rear garden. Attractive twin storage cupboards either side of chimney beast with wooden mantle feature.

## First Floor

### First Floor Landing
Stairs from the entrance hall to the first floor landing with doors to all first floor accommodation, storage/airing cupboard.

### Bedroom 1
Double glazed window overlooking the rear garden, radiator.

### Bedroom 2
Double glazed window overlooking the rear garden, built in wardrobes, radiator.

### Bedroom 3
Double glazed window to front, built in wardrobe, radiator.

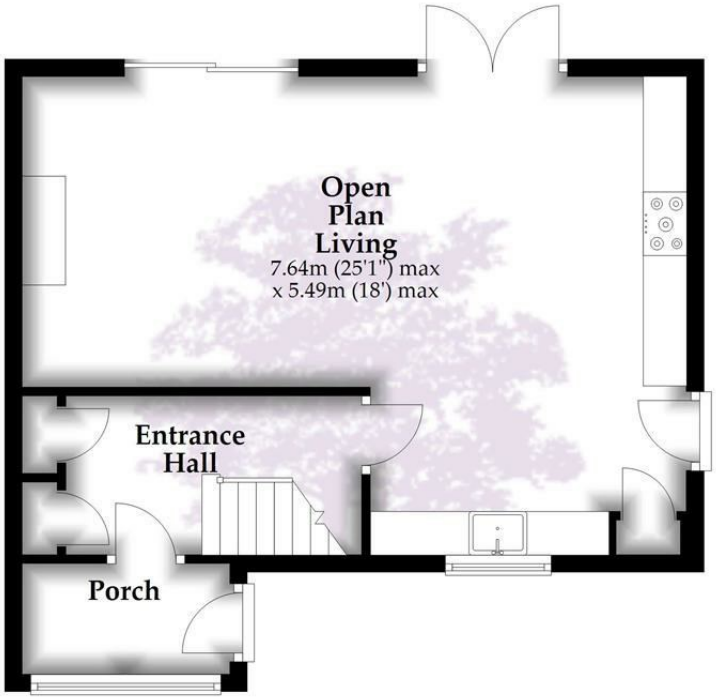
### Family Bathroom WC
White three piece suite comprising; panelled bath, pedestal wash hand basin and low level WC, double glazed window to side.

### Outside
To the front of the property is a generous driveway with room for two vehicles and with the added advantage of an electric car charging point. The Westerly facing rear garden measuring 68ft (20.9m) is perfect for the growing family and or keen gardener. There is a patio area adjacent to the living accommodation downstairs and decent sized lawn, mature borders, fruit trees, two brick built garden stores and side gate providing access to the front of the property.

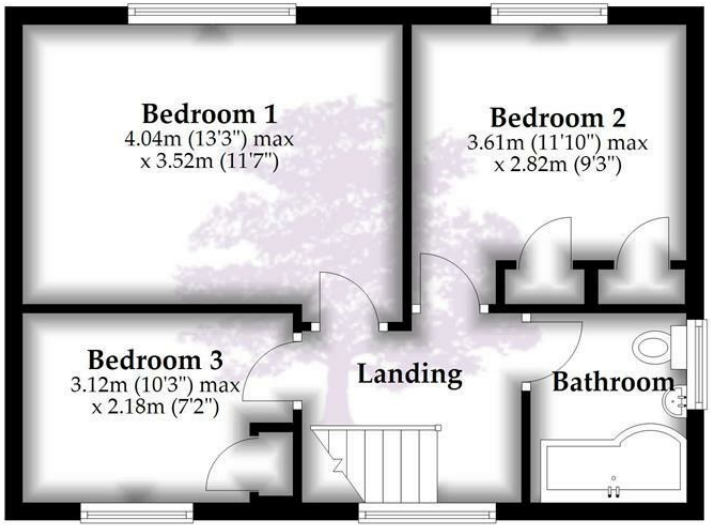
- Beautifully Presented Semi Detached 3 Bedroom Family Home
- Modern Re-Fitted Open Plan Kitchen/Dining Room With Access To Westerly Facing Rear Garden
- Family Bathroom WC
- Double Glazing & Gas Fired Central Heating
- Quiet BS9 Stoke Bishop Cul-De-Sac Position
- Attractive Living Room Overlooking Rear Garden
- Front Driveway With Parking For Two Vehicles With Electric Charging Point
- Good Sized Westerly Facing Rear Garden With Two Brick Built Garden Stores

**Guide Price £560,000**

## Ground Floor




## First Floor




Total area: approx. 86.6 sq. metres (931.9 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.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