



26 Druid Stoke Avenue, Stoke Bishop, Bristol, BS9 1DD

Guide Price £1,000,000

Hollis Morgan - A fantastic opportunity to acquire a sizeable four double bedroom family home on one of the most desirable roads in Stoke Bishop.

- Large Detached Family Home (2250+ Sq Ft)
- Four Double Bedrooms
- Three Reception Rooms
- Open Plan Kitchen Diner
- Garage
- Off Street Parking
- Enclosed Rear Garden
- Potential To Develop / Extend

The Property

This spacious (2250+ Sq Ft) four double bedroom family home is located one of Stoke Bishops most sought after streets.

The property is set back from the quiet road which allows for of parking for a number of vehicles on the impressive driveway.

Internally, the property has been well thought out which allows for plenty of space on both the ground and first floor.

Off the large hallway and found at the front of the property, are two spacious reception rooms with exposed beams and a gas fireplace in the principle room with a further separate study off the second reception. Toward the rear of the building, a well sized open plan kitchen / diner can be found complete with a range of wall and base units, a set of double ovens, 5 ring gas hob with extractor over, island and access to utility area / WC.

This sociable space is also linked to the 2nd reception room as well as flowing through into the very bright garden come dining room with wood burning log stove and access to the enclosed rear garden.

Upstairs, there are four equally well proportioned double bedrooms with built in storage in the larger two rooms as well as a well equipped en-suite bathroom and Juliette balcony to the master. In addition a separate family bathroom completes the accommodation and there is a large airing / storage cupboard located off the generous landing.

Mainly aid to lawn with a further decked area, the rear garden is enclosed by mature hedges which has created a very private space.

To the front, there is a single garage as well as mature plants and shrubs which further adds to the privacy.

There is also, subject to the necessary consents, potential to extend / develop the property further to add additional bedroom accommodation by extending as well as the option of utilising the attic space.

Location

Druid Stoke Avenue is arguably one of the most desirable streets in the area..

Stoke Bishop is amongst the most sought after and coveted locations in the city. Offering a mix of suburban convenience with open green spaces including Durdham Downs and Canford Park, excellent amenities in Westbury Village, Stoke Lane, Whiteladies Road and Henleaze providing a wide range of supermarkets, shops, restaurants and pubs. With a wide range of schools including Elmlea Primary Schools, Stoke Bishop C of E primary, Badminton, Redmaids, St Ursula's Academy and excellent access to the City, Sea Mills Train Stations and the regions motorway network.

Other Information

Freehold.

Council Tax Band: G

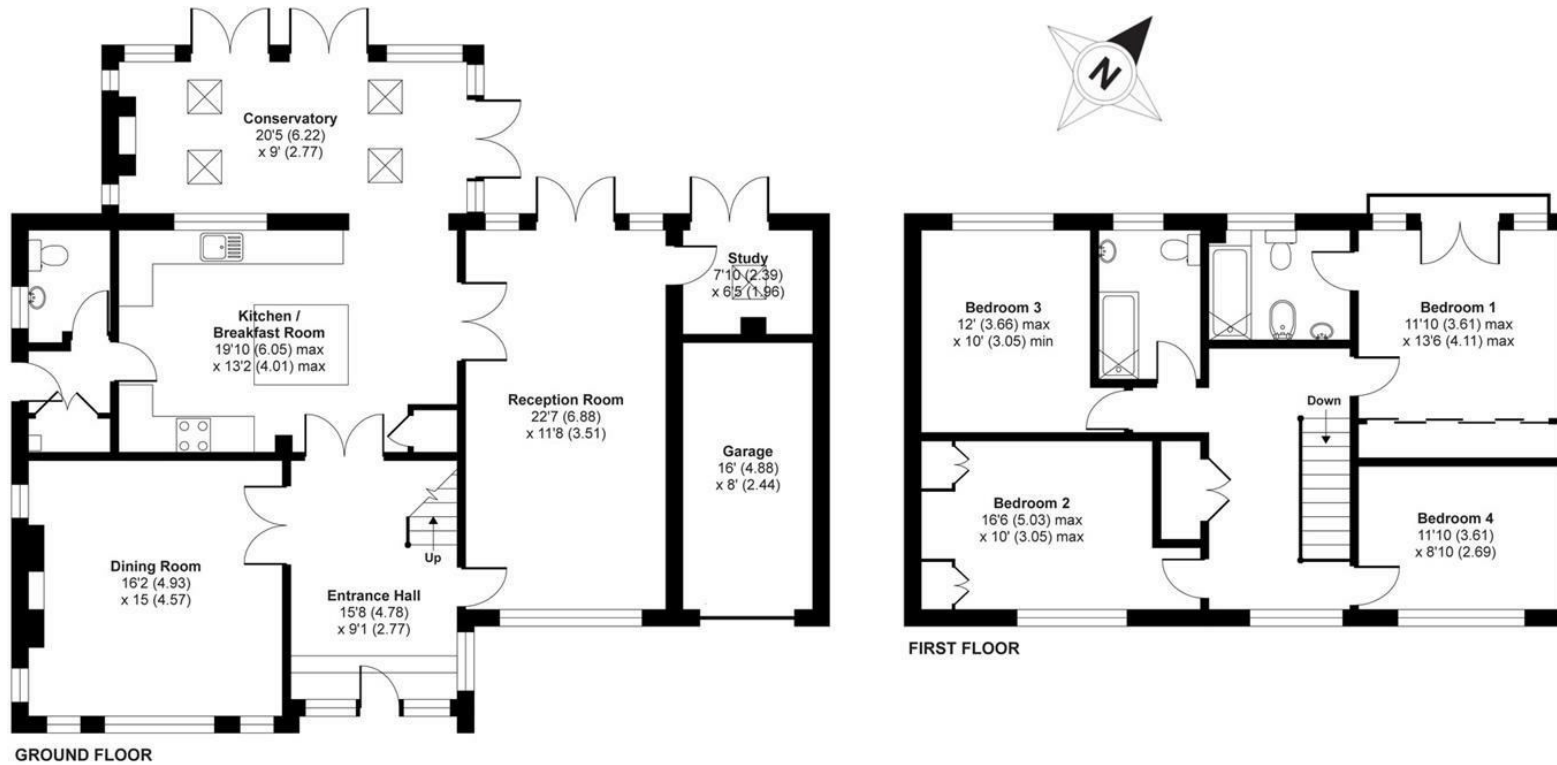
Please Note

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.



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APPROX. GROSS INTERNAL FLOOR AREA 2254 SQ FT 209.3 SQ METRES (INCLUDES GARAGE)



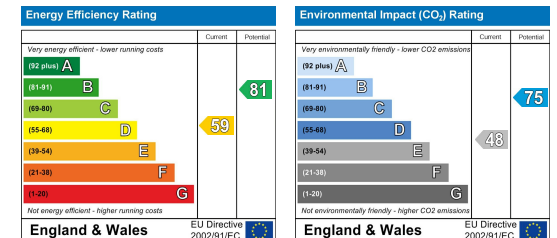
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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