estate agents auctioneers
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11 Howecroft Gardens, Stoke Bishop, Bristol, BS9 1HN
£825,000

A superbly well presented, stylish and entirely practical four bed semi detached family home located on one of Bristol's premier suburbs and set in a secluded and peaceful cul de sac. The house boasts rear extension, 3 reception room, en-suite and utility room as well as a quiet landscaped rear garden.

- Semi Detached Family Home
- Four Bedrooms
- Superbly Well Presented
- Rear Extension
- Three Reception Rooms
- Utility Room
- Downstairs WC
- Open Plan Living
- Off Street Parking
- A Quiet Secluded Location

The Property
Nestled at the bottom of a quiet and secluded cul de sac in the eternally popular Stoke Bishop, this attractive semi detached family house has been thoughtfully extended, as well as having been lovingly cared for and presented by the current owners to create a delightful home.

The front door brings you through into a large spacious and welcoming hallway with stairs to the upper floor as well as easy access to the ground floor accommodation.
The rear of the property provides a sociable semi-open plan living / kitchen / dining area separated cleverly by a single diving wall.
A modern yet traditional kitchen makes full use of the light filled extension thanks to a large Velux window. Here you will find a range of white shaker style wall and base units finished with solid Oak worktops, tiled splashbacks and stylish sink / draining board. There are are range of integrated appliances such as gas hob, extractor hood, separate oven / grill, dishwasher and fridge freezer.
Adjacent there is ample dining space with pleasant views and direct access to the rear garden and there is an additional sitting area that acts as an intimate yet bright and social family space, complete with wood burning wood stove and solid wood floor that continues throughout the majority of the downstairs.

At the front of the property there is an additional separate reception room with the benefit of a bay window and feature gas fireplace.
Completing the downstairs accommodation there is a further reception / study, utility room and downstairs cloakroom.

Upstairs there are four good sized and well proportioned bedrooms with the master further benefitting from built in wardrobes, bay window with tiled en suite shower room and fully tiled family bathroom with mains fed shower over bath, basin and low level WC.

The attic has been partially converted and would make a fine additional bedroom / reception space (subject to any necessary consents)

Externally there is off street parking for at least two vehicles and the rear garden is a beautiful Oasis, providing a quiet sanctuary to enjoy the peace this secluded location has to offer as well as the mature, landscaped boarders and planting.

Location
Howecroft Gardens is a quiet cul de sac, beautifully tucked away yet within easy striking distance of the local amenities found on Druid Hill and Stoke Lane as well as Clifton Village and the City Centre and is ideally suited to commuters thanks to its proximity to the nearby motorway network as well as direct links to Bristol City Centre either by rail or road.

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: E

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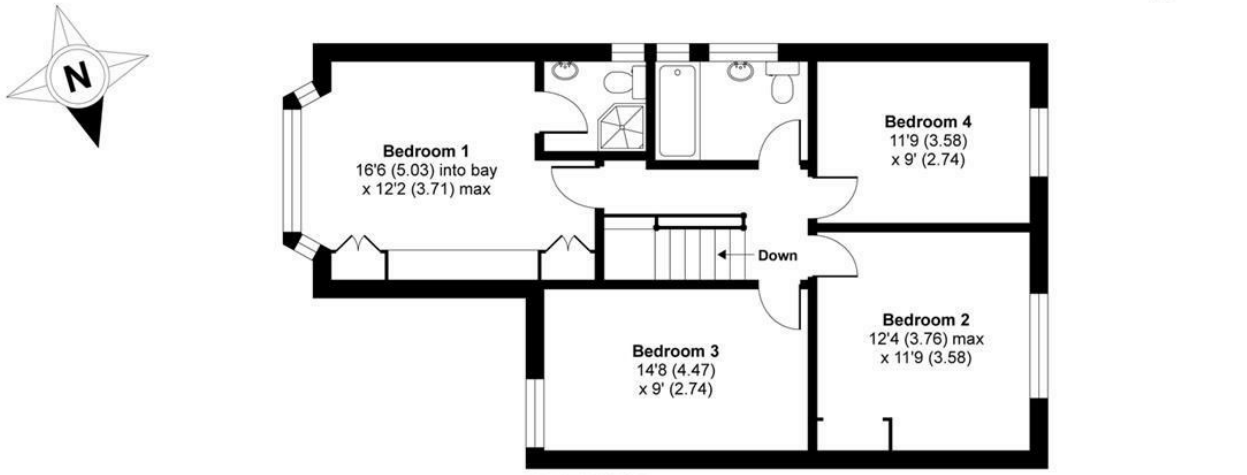
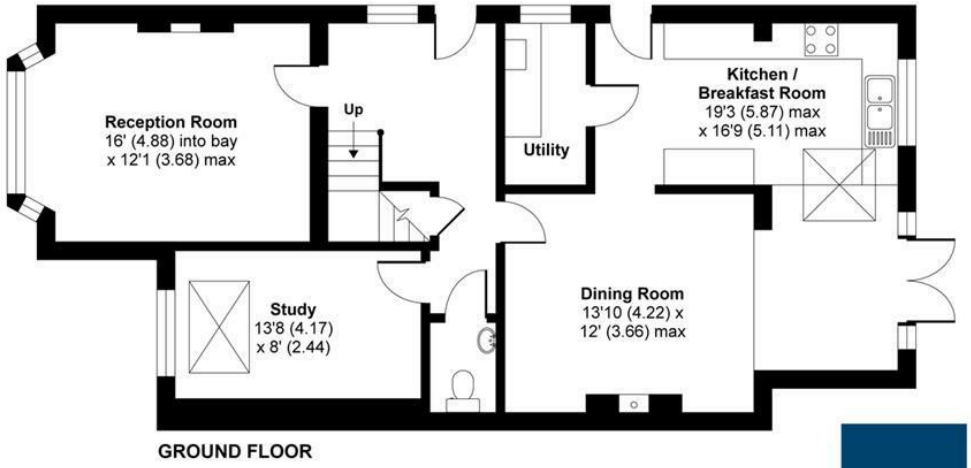
Howecroft Gardens, Bristol, BS9

Approximate Area = 1687 sq ft / 156.7 sq m

For identification only - Not to scale





RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hollis Morgan. REF: 740530

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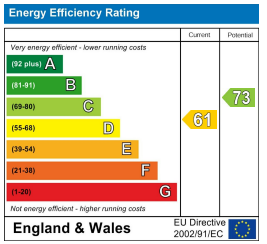

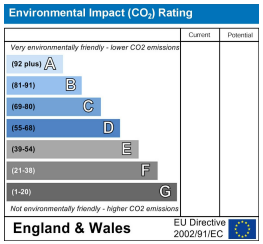

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