

# Horse Shoe Drive

STOKE BISHOP, BRISTOL, BS9 1SU

GUIDE PRICE £540,000

Hern &  
Crabtree



# Horse Shoe Drive

This generously sized four-bedroom property combines charm and character with ample living space.

One of the key highlights of this property is its enviable location, situated next to the picturesque Old Sneed Park, Bennett's Patch, and White's Paddock Nature Reserve. Nature lovers will appreciate the easy access to these beautiful green spaces via a footpath at the end of the street, perfect for leisurely walks, cycling, or family picnics.

The spacious living areas include a light-filled sitting room, an inviting dining area, and a host of beautiful period features, adding a sense of history and character to the home. It also benefits from off-road parking for several vehicles, as well as a garage for additional storage. The large rear garden provides a private outdoor space, perfect for relaxation or outdoor activities.

With excellent transport links nearby, including easy access to the M4 and M5 motorways and regular bus services into Bristol city centre, commuting is a breeze. The property is also conveniently located close to well-regarded schools, local shops, and amenities, offering a vibrant and convenient lifestyle.

Offered with no onward chain, this property presents a straightforward opportunity for those wishing to move quickly. This family home is not just a place to live, but a peaceful retreat that offers both tranquillity and convenience.



# 1601.00 sq ft

## Front

Front garden. Mature shrubs and trees. Outside light. Driveway providing off road parking for multiple vehicles.

## Porch

Enter via double glazed French doors to the front elevation with windows to the side and over. Brick flooring and sidings. Light.

## Hallway

13'6" max x 7'6" max

Traditional wooden door to the front elevation with stained glass windows to the side. Coved ceiling. Picture rail. Ceiling rose. Wooden laminate flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

## Living Room

14'8" max x 11'9" max

Double glazed bay window to the front elevation with stained glass. Coved ceiling. Picture rail. Electric fire with marble surround and hearth. Wooden laminate flooring. Radiator.

## Dining Room

13'0" max x 11'7" max

Double glazed French doors to the rear elevation with windows to the side. Coved ceiling. Picture rail. Electric fire with marble surround and hearth. Radiator.

## Kitchen

12'11" max x 7'4" max

Double glazed window to the side elevation. Wall and base units with worktops over. Space for gas cooker with tiled splashback and cooker hood over. Stainless steel one and half bowl sink and drainer with pull out mixer tap. Plumbing for washing machine. Space for full length dishwasher. Fitted storage cupboard. Tiled flooring. Radiator. Archway leading to:

## Utility

9'1" max x 8'10" max

Double glazed windows to the rear and the side elevations. Base units. Space for further appliances. Tiled flooring. Radiator.

## Rear Hall

Double glazed door leading to the rear garden. Tiled flooring. Door leading to:

## Cloakroom

W/C and wash hand basin. Tiled flooring. Tiled walls.

## Landing

Stairs rising up to the first floor. Wooden handrail. Matching bannister. Double glazed window to the side elevation. Split level landing. Coved ceiling. Picture rail. Ceiling rose. Loft access hatch.

## Bedroom One

15'3" max x 11'9" max

Double glazed bay window to the front elevation with stained glass. Picture rail. Radiator.

## Bedroom Two

13'1" max x 9'5" max

Double glazed window to the rear elevation. Picture rail. Radiator. Fitted mirrored wardrobes.

## Bedroom Three

16'1" max x 8'3" max

Double glazed window to the front, rear and side elevation. Wooden laminate flooring. Radiator.

## Bedroom Four

13'5" max x 7'4" max

Double glazed window to the front elevation. Picture rail. Radiator.

## Bathroom

8'0" max x 7'4" max

Double glazed obscure window to the rear elevation. Wash hand basin. Bath with electric shower over. Coved ceiling. Dado rail. Part tiled walls. Vinyl flooring. Radiator.

## Toilet

Double glazed obscure window to the side elevation. W/C and wash hand basin. Coved ceiling. Picture rail. Vinyl flooring.

## Garden

Enclosed rear garden. Mature shrubs and trees. Flower borders. Pedestrian gate leading to the front aspect. Outside light. Cold water tap.

## Garage

15'10" max x 8'1" max

Roller garage door. Double glazed door to the rear garden. Double glazed window to the rear elevation. Power and light. Gas combination boiler.

## Additional Information

Council Tax Band E (Bristol). EPC rating D.

## Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>79</b>
	<b>57</b>	

England & Wales EU Directive 2002/91/EC

