



**Beaufort Crescent, Stoke Gifford Bristol BS34 8QX**

**welcome to**

## **Beaufort Crescent, Stoke Gifford Bristol**

This superb four bedroom detached home occupies a sought-after location within desirable Stoke Gifford. The property includes an integrated garage, conservatory, open-plan kitchen-diner and delightful garden space. All is presented very well and is being offered with no chain. Please contact us.

### **Beaufort Crescent Entrance**

The attractive entrance to the handsome home is offered beyond the well presented block paved driveway and front lawn.

### **Hallway**

The stylish and modern double glazed front door is conveniently located to the side aspect and leads directly into the hallway. The hallway is well presented to a high standard with engineered flooring and leads onwards to all areas including the cloakroom. There is an abundance given the glazed internal doors.

### **Cloakroom W.C**

Well presented to include a WC and basin. The space features a window to the side aspect offering natural light.

### **Living Room**

15' 10" max x 11' 3" max ( 4.83m max x 3.43m max )  
Again....very well presented with stunning flooring and a pleasant outlook to the front aspect. Decorated to a neutral and stylish standard to include a central chandelier/pendant and ceiling coving.

### **Kitchen / Diner**

8' 8" max x 19' 1" max ( 2.64m max x 5.82m max )  
This superb space sits at the heart of this home. Here is an abundance of light and lovely garden views. The space easily accommodates a substantial dining area and high quality fitted kitchen with the expected integrated appliances. The space leads seamlessly into the conservatory and onwards into the pretty garden.

### **Conservatory**

10' 2" max x 8' 2" max ( 3.10m max x 2.49m max )  
This generous conservatory has a really pleasing feel of integration to the house and really works as an extension of the usable living space. Complete with attractive modern flooring, high quality hipped roof, lighting and power.

### **Stairs Leading Upwards**

Attractive especially given the natural light thanks to top landing window and additional natural light. Complete with fitted carpet and painted wooden hand rails.

### **Landing**

Leading to all areas. Again, well presented....light and bright, offering access to the loft space.

### **Bedroom One**

10' 2" max x 12' 10" max ( 3.10m max x 3.91m max )  
The primary double bedroom offers pretty views to the front aspect and is complete with carpet and ample fitted storage. Complete with fitted carpet, blinds and pendant light.

### **Bedroom Two**

9' 2" max x 10' 10" max ( 2.79m max x 3.30m max )  
The second double bedroom is presented to the same high standard and offers delightful garden views.

### **Bedroom Three**

10' 2" max x 6' 4" max ( 3.10m max x 1.93m max )  
Bedroom three is well proportioned and currently dressed and used for visiting grand children. The space offers flexibility and benefits (as elsewhere) from a pleasant outlook and plenty of light.

### **Bedroom Four**

7' 10" max x 8' 6" max ( 2.39m max x 2.59m max )

Again...great space with garden views. Currently with bunk bed although completely flexible.

### **Shower Room**

7' 1" max x 5' 9" max ( 2.16m max x 1.75m max )  
Modern and very well presented with oversized walk-in shower, basin over vanity, WC and heated towel rail.

### **Garage**

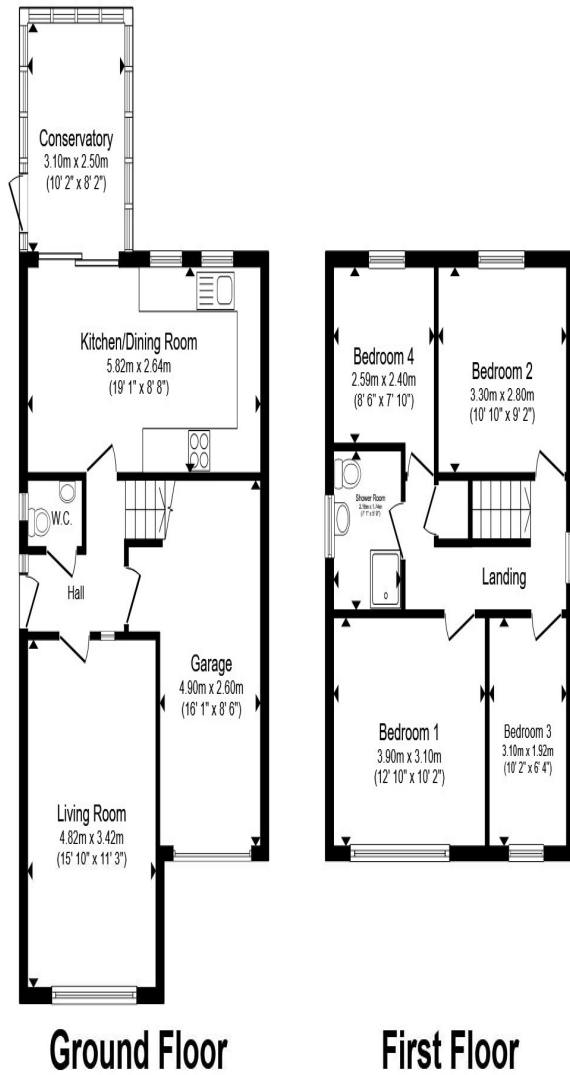
16' 1" max x 8' 6" max ( 4.90m max x 2.59m max )  
Spacious garage with the added benefit of modern electric roller door and retrospectively added internal access back into the internal hall. Opportunity to re-purpose and/or just capitalise on the space as intended.

### **Garden**

Absolutely fabulous rear garden that has been dearly loved by the previous owner. Here includes side access, well maintained lawn, smart boundary fencing, paving and decorative gravel.

### **Driveway**

Well maintained block paved driveway leading to the garage.



Total floor area 108.7 m<sup>2</sup> (1,171 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**welcome to**  
**Beaufort Crescent,**  
**Stoke Gifford Bristol**

- Superb Four Bedroom Detached Home - Offered with NO CHAIN
- Sought-After Stoke Gifford Location / Proximity to Village Green
- Integrated Garage with Electric Roller Door plus Internal Access
- Well Proportioned Conservatory leading into the Garden
- Well Presented Throughout and Well Proportioned Rooms

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: D

**£450,000**



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