



Garrett Drive, Bradley Stoke Bristol BS32 8GD

welcome to

Garrett Drive, Bradley Stoke Bristol

The superb home with roof conversion blends functionality, location and desirable surroundings in perfect harmony. Here further includes a well proportioned private garden, attached garage, conservatory and parking. Please contact us to discuss viewing this desirable home.

Garrett Drive Entrance

Access is granted over the pretty front garden via pathway to the covered front door. This leads into the spacious hallway which instantly accentuates the feeling of size and space as found throughout.

Kitchen

14' max x 6' 4" max (4.27m max x 1.93m max)

The contemporary kitchen includes wall and base units, fitted appliances, impressive storage and all centres around the black enamel gas hob and brushed steel extractor. The kitchen leads back into the hallway via a glazed door which maximises the light and further offers a side access from/to the driveway and parking.

Living Room

13' 1" max x 11' 7" max (3.99m max x 3.53m max)

Well proportioned main living room presented to a high standard. The space is ideally located with simple access to the kitchen and lovely light from the front and rear. Double doors lead into the conservatory.

Cloakroom W.C.

Useful ground floor WC with window to the front aspect. Include toilet and basin.

Conservatory

13' max x 10' 6" max (3.96m max x 3.20m max)

The impressive conservatory really is an extension of the usable living space and is entered via double doors. The space with tiled flooring offers flexibility and multiple uses including as a dining room or further reception space.

Stairs Leading Upwards Bedroom 3

13' 1" max x 8' 7" max (3.99m max x 2.62m max)

The third bedroom again offers great dimensions and more than capable of accommodating a double bed a further furniture. The space is contemporary and homely with attractive decor, ceiling coving and contrasting green carpet. Views toward the front.

Bedroom 2

11' max x 10' max (3.35m max x 3.05m max)

The second bedroom (which could also be used as primary/master) offers garden views, huge built-in storage and attractive decor. As throughout, here also offers beautiful natural light.

Family Bathroom

The smart and contemporary three piece bathroom includes a shower over bath with glass screen, WC and basin. The space is completed to a high standard to include tiling, ceiling spotlights, extractor and external window for natural light.

Stairs Leading Upwards Bedroom 1

14' max x 10' 11" max (4.27m max x 3.33m max)

The primary bedroom in the converted lost space offers tremendous light, beautiful aesthetics and plenty of space for additional furniture. In addition to the neutral decor and ceiling spotlights is enviable built-in storage. Flexible usage options dependant on buyer choices.

External Garden

Pretty rear garden offering a super space to relax, socialise and enjoy al-fresco dining weather permitting.

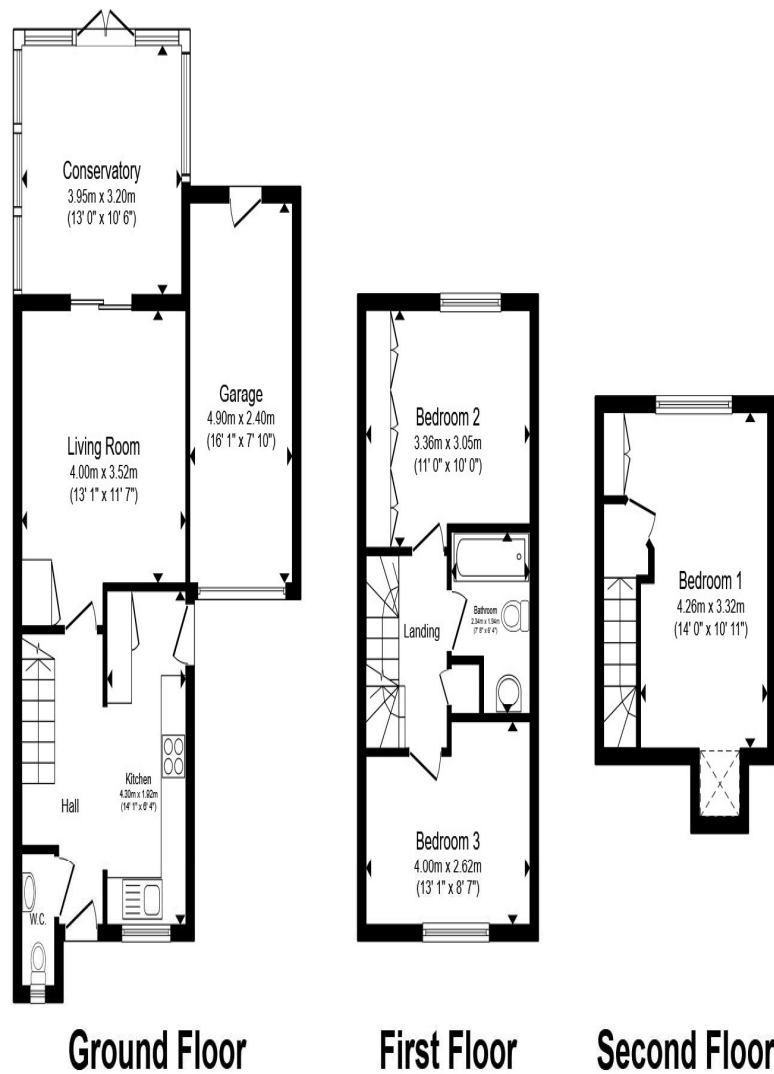
Garage

Attached garage offering space and convenience.

Driveway parking to the front side of the garage. We suggest that the position may offer future opportunity subject to normal planning and regulations.

Agents Notes

Offered with NO CHAIN.



Total floor area 108.3 m² (1,165 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



welcome to
Garrett Drive,
Bradley Stoke Bristol

- Desirable Three Bedroom Semi-Detached Home with Roof Conversion - NO Chain
- Three Bedrooms / Family Bathroom and Additional Cloakroom WC
- Attached Garage Offering Future Potential
- Dedicated Driveway Parking to Garage
- Private Garden Leading From the Spacious Conservatory

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of
£325,000



check out more properties at allenandharris.co.uk



Property Ref:
STG110198 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



allenandharris.co.uk