



Field Farm Close, Stoke Gifford Bristol BS34 8XX

welcome to

Field Farm Close, Stoke Gifford Bristol

Positioned on one of Stoke Gifford's premier cul-de-sacs, this exceptional four-bedroom extended home offers generous, versatile living space, a luxurious principal suite, three bathrooms, office and utility room plus excellent connectivity via Bristol Parkway, major employers and local amenities.

Field Farm Close

Entrance

Entrance over the well presented driveway with herbaceous borders and green backdrop. The point of entrance and property feels both premium and very private. The 'L-shaped' configuration to include the extension adds to the appeal visually and practically.

Hallway

An attractive modern doorway leads inwards to the expansive feature hallway. The hallway in question finished with wooden flooring instantly accentuates the size and space as found throughout. Here leads to all areas and features an impressive staircase leading upwards, internal window to kitchen and access to the cloakroom.

Open Plan Main Living Space

40' 4" max x 13' 11" max (12.29m max x 4.24m max)
WOW! The 40 foot plus main living space is at the heart of the home looking out to the garden to the rear. Here very comfortably incorporates the modern and spacious kitchen, reception space, dining area and 'sun room' section. Finished beautifully with a continuation of wooden flooring and oodles of natural light.

Kitchen Area

Very well appointed kitchen in a horse-shoe configuration to include a gas range, breakfast bar and impressive worktop. The country style cabinetry is both classic country style and contemporary which substantial storage and space for all expected appliances beyond those that are already integrated.

Living Room

21' 8" max x 12' max (6.60m max x 3.66m max)
The dual aspect living room/reception benefits from

dual aspect credentials with direct garden access to the rear and box bay window to the front aspect. The space with features fireplace is glorious light, peaceful and conducive to relaxing.

Cloakroom W.C.

Very well presented cloakroom to include WC, basin plus garden facing window. Finished very well with a continuation of the centrally consistent wooden flooring.

Utility

15' 1" max x 8' 4" max (4.60m max x 2.54m max)
Spacious utility leading away from the main living space. Highly functional with plenty of storage and space for additional white goods. Here is also light and bright and offers access to the garage plus a useful side door.

Office / Study

9' 8" max x 8' 4" max (2.95m max x 2.54m max)
Very well proportioned office offering flexible usage options. As throughout...this room is light and bright with windows to both the rear and side aspects.

Stairs Leading Upwards

Well presented staircase to include carpet and wooden painted spindles and banister. Here leads to an auditorium style landing with access to all further areas. * Loft access from the landing.

Bedroom 1

17' 1" max x 15' 7" max (5.21m max x 4.75m max)
Another WOW when it come to the master bedroom! Access is granted through the dressing space that could just as easily be a private office or connected reception. This bedroom in the extended section offers dual aspect credentials, vaulted ceiling, light and huge space.

Dressing Room to Ensuite

13' 3" max x 10' 8" max (4.04m max x 3.25m max)
Again....very very well proportioned and offers flexible space. This area constitutes part of the 'master suite' leading into the ensuite.

Ensuite

7' 4" max x 8' 2" max (2.24m max x 2.49m max)
Very well proportioned ensuite with oversized walk-in shower, WC and basin plus window to the side aspect. Includes an extractor, chrome heated towel rail and marble effect aqua boards.

Bedroom 2

12' 10" max x 11' 6" max (3.91m max x 3.51m max)
Very good size double bedroom with light and views thanks to the forward facing window. Plenty of space for additional furniture and leads to the ensuite.

Ensuite

7' 4" max x 7' 2" max (2.24m max x 2.18m max)
Well presented ensuite to include basin over integrated vanity, WC and walk-in shower. Finished with heated chrome towel rail and ceiling spots.

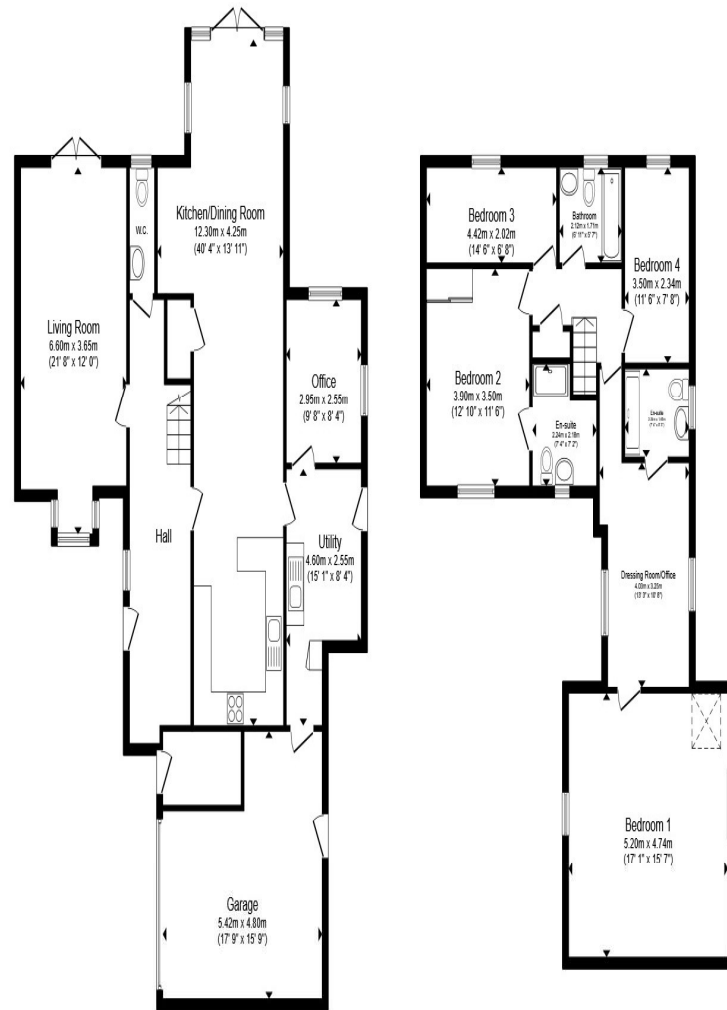
Bedroom 3

14' 8" max x 6' 8" max (4.47m max x 2.03m max)
Further well proportioned bedroom with lovely garden views.

Bedroom 4

11' 6" max x 7' 8" max (3.51m max x 2.34m max)
The fourth and final bedroom offers good proportions for a room of it's type. Here also offers great garden views and grants flexibility of use dependant on requirements.

Field Farm Close



Ground Floor

First Floor

Total floor area 214.3 m² (2,307 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
Field Farm Close,
Stoke Gifford Bristol

- Exceptional Extended Home - Four Bedroom Detached
- 40ft Open Plan Living Space to Include Country Style Kitchen at the Heart of This Home
- Three Bathrooms to Include Two Ensuite / Further Cloakroom WC
- Spacious Dedicated Office / Noteworthy Storage Throughout
- Further Spacious Utility Leading to the Very Well Proportioned Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£700,000



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0117 979 8082



StokeGifford@allenandharris.co.uk



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



allenandharris.co.uk