



**Tyrrel Way, Stoke Gifford Bristol BS34 8UY**

**welcome to**

## **Tyrrel Way, Stoke Gifford Bristol**

This superb three bedroom detached home offers glorious well presented spaces, integrated garage, stunning front and rear gardens and linked kitchen-diner plus conservatory. The home with ample driveway offers very pleasant living conditions and superb convenience given the local amenities.

### **Tyrrel Way**

#### **Entrance**

#### **Cloakroom**

4' 5" max x 2' 9" max ( 1.35m max x 0.84m max )

#### **Hallway**

14' 10" max x 3' 10" max ( 4.52m max x 1.17m max )

#### **Living Room**

14' 3" max x 10' 4" max ( 4.34m max x 3.15m max )

#### **Dining Room**

10' 1" max x 8' 3" max ( 3.07m max x 2.51m max )

#### **Kitchen**

9' 6" max x 8' 5" max ( 2.90m max x 2.57m max )

#### **Conservatory**

13' 3" max x 9' 2" max ( 4.04m max x 2.79m max )

#### **Stairs Leading Upwards**

#### **Landing**

6' 2" max x 10' 8" max ( 1.88m max x 3.25m max )

#### **Bedroom One**

11' 11" max x 10' 6" max ( 3.63m max x 3.20m max )

#### **Bedroom Two**

10' 1" max x 10' 6" max ( 3.07m max x 3.20m max )

#### **Bedroom Three**

7' 9" max x 7' 5" max ( 2.36m max x 2.26m max )

#### **Bathroom**

5' 6" max x 6' 8" max ( 1.68m max x 2.03m max )

#### **Exterior**

#### **Rear Garden**

#### **Garage**

18' 6" max x 8' 6" max ( 5.64m max x 2.59m max )

#### **Garage**

18' 6" max x 8' 6" max ( 5.64m max x 2.59m max )



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.focalagent.com](http://www.focalagent.com)

**welcome to**  
**Tyrrel Way,**  
**Stoke Gifford Bristol**

- Stunning Three Bedroom Detached Home / Desirable Stoke Gifford Location
- Immaculate Front and Rear Garden Space
- Generous Driveway Parking
- Prominent Street Position
- Integrated Garage with Opportunity

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

**£420,000**



**check out more properties at [allenandharris.co.uk](http://allenandharris.co.uk)**



Property Ref:  
STG110212 - 0002

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](mailto:StokeGifford@allenandharris.co.uk)



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



[allenandharris.co.uk](http://allenandharris.co.uk)