



Holyrood Close, Stoke Gifford Bristol BS34 8TD

welcome to

Holyrood Close, Stoke Gifford Bristol

This fabulous home offers an end of terrace position flanked by glorious trees and green space. The property perfectly combines tranquility with super convenience within this desirable Stoke Gifford Cul-De-Sac. Further benefits include a well placed garage and Swedish style shed/garden room.

Holyrood Close Entrance

The home offers plentiful 'curb appeal' given the lawn space to the front aspect, pretty hedgerow row border and mature tree to the perimeter corner of the plot. A pathway leads to the modern and covered front door and country style fencing delimits the boundary before the open green space to the side.

Hallway

A modern double glazed door with stained glass inserts offers access into the well presented hallway. The light and bright space is complete with modern wood effect floor which leads onward into the main living space. The abundance of light is complemented by direct views toward the garden via the living room. ** Great understairs storage and noteworthy open staircase with triple rail.

Kitchen

12' 6" max x 8' 10" max (3.81m max x 2.69m max)
The well proportioned kitchen is complete with wall and base units alongside stylish parquet style flooring, integrated oven/cooker and offers pretty views out to the front. Here we find space for multiple additional 'white goods' AND dining table granting a sociable and functional feel.

Living Room

15' 1" max x 11' 2" max (4.60m max x 3.40m max)
This fabulous room is AGAIN flooded with light and offers a really lovely garden outlook. Here we find sliding double door(s) and additional transom window which enhances the light and adds a point of interest. It is to be noted that both this room and the garden feel particularly private given the home's position.

Stairs Leading Upwards

Well presented and complete with fitted carpet.

Landing

Here we find a continuation of the carpet and the space leads to all areas. Loft access granted via ceiling hatch.

Bedroom One

12' 6" max x 8' 7" max (3.81m max x 2.62m max)
Double bedroom presented to a high standard which benefits from a pretty outlook to the front aspect. Complete with pendant light, coving, neutral decor and space for additional furniture.

Bedroom Two

11' 3" max x 8' 4" max (3.43m max x 2.54m max)
Second double bedroom also presented to a high standard and complete with modern wood effect laminate flooring. Open aspect to the rear with attractive garden views.

Bedroom Three

7' 5" max x 6' 5" max (2.26m max x 1.96m max)
Bedroom 3 to the rear aspect is well proportioned for a room of its type. Currently used as an office but offers flexible usage options. Standard Bedroom 3, spare room or nursery for example.

Bathroom

8' 5" max x 6' 3" max (2.57m max x 1.91m max)
Modern and functional three piece bathroom suite complete with extractor, mosaic style flooring and shower over bath with glass screen. Useful storage cupboard to include the gas combination boiler.

Garden

Pretty rear garden with lawn and herbaceous borders, twin paved dining space plus linking path,

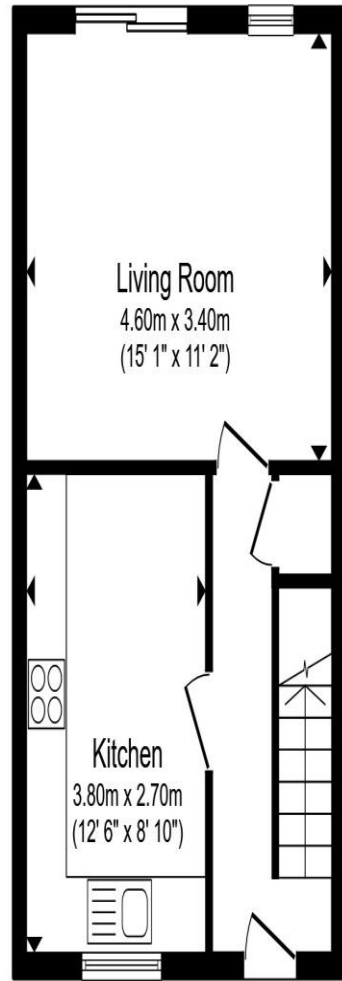
smart boundary fencing and rear access/entry leading to and from the garage.

Outbuilding

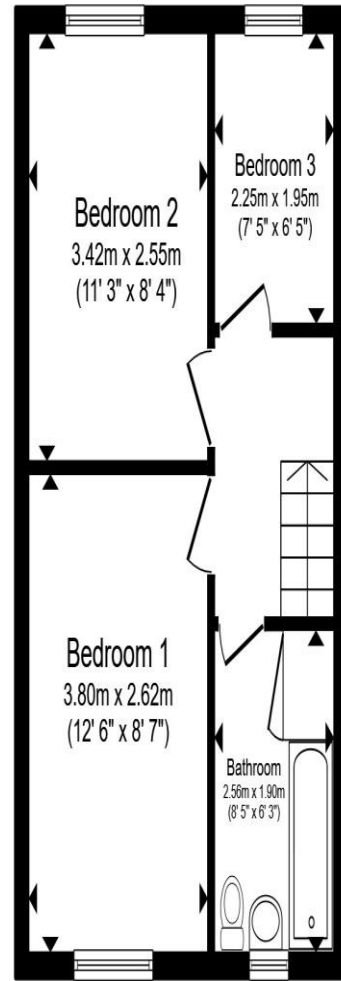
Swedish style shed/garden room. Flexible usage options.

Garage

Well proportioned garage with up and over doors. Potential for flexible use.



Ground Floor



First Floor

Total floor area 67.2 m² (723 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


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welcome to
Holyrood Close,
Stoke Gifford Bristol

- Desirable End Terrace Position Flanked by Trees
Offered with NO CHAIN
- Particularly Private Position Offering Huge Convenience
- Garden Space to Front / Potential for Further Parking
- Conveniently Placed Garage Directly to Rear Boundary
- Well Presented Throughout / Light and Bright

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

£360,000



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