



Grange Avenue, Little Stoke Bristol BS34 6JY

welcome to

Grange Avenue, Little Stoke Bristol

This substantial extended home offers the perfect blend of usable space, flow, modernity and style. Here we find substantial main living spaces, impressive garden, outbuilding with studio and office plus extensive parking. All is found on one of the areas most accessible and sought after streets.

Grange Avenue Entrance

Entrance is granted from the pretty residential street over the very well presented block paved driveway. A modern door leads inward accessing contemporary enclosed porch prior to full entry. Ideal for shoes etc and acts as a perfect thermal barrier. Includes a tiles floor and glazing to three sides.

Hallway

The impressive entrance hallway instantly accentuates the feeling of space as found throughout. Here leads to all areas including the front facing living room. Finished in hardwood flooring which extends seamlessly into the kitchen beyond. Direct views offered (and associated light) into the garden. * Understairs storage located here.

Living Room

19' 8" max x 10' 6" max (5.99m max x 3.20m max)
The sublime living room is presented to the highest standard with very well proportioned front facing window. Light and 'openness' also granted given the double doors with glazing that * link back in the kitchen. Finished with recessed TV space, carpet and stylish decor. * Dual aspect credentials here.

Kitchen-Diner / Living Space

20' 8" max x 17' 1" max (6.30m max x 5.21m max)
The sizable kitchen-diner really sits at the heart of this home. The room easily accommodates a full kitchen with extensive breakfast bar, space for a dining table plus plenty of room to socialise. Here we find bi-fold doors and supplementary roof-light window which offers fabulous light and outlook to boot!

Cloakroom

Delightfully convenient ground floor cloakroom to include a WC and basin. Comparatively spacious and well presented as elsewhere.

Stairs Leading Upwards

Well presented to include fitted carpet and exposed wood banister and spindles. Further gorgeous shared natural light from the landing side window.

Bedroom 1

11' 2" max x 10' 6" max (3.40m max x 3.20m max)
Well proportioned double bedroom with pleasant views to the front aspect. Complete with neutral and stylish decor, pendant and fitted blinds. Space for additional furniture. Light and bright as elsewhere.

Bedroom 2

11' 2" max x 9' 2" max (3.40m max x 2.79m max)
Another double, completed and presented to the same high standard. Here includes built-in storage and offers long reaching views over the pretty garden.

Bedroom 3

8' 6" max x 7' 10" max (2.59m max x 2.39m max)
The third and final bedroom is well proportioned for a room of it's type and offers flexible usage options. Presented very well and currently used as a nursery.

Bathroom

Smart and modern three piece bathroom with shower over bath and glass screen. Light and bright and also finished to a high standard!!

External Garden

The extensive garden offers a very social and pleasant experience for it's users. The garden includes paved spaces ideal for alfresco dining, well

well maintained lawn and smart boundaries. Here offers access to the side of the property, the office and 'gym' space and shed.

Outbuilding

Full block built outbuilding plus pitched roof with attractive wooden cladding. Here includes a flexible 'gym' space, full office and shed.

Office

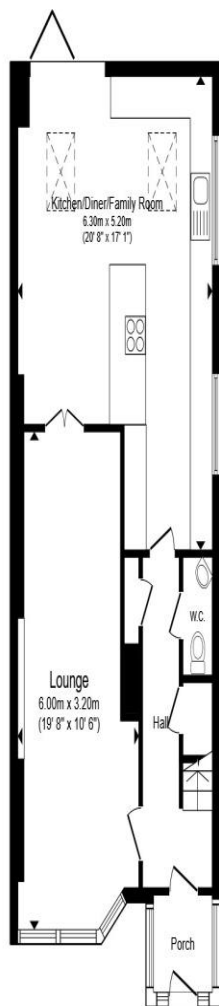
9' 2" max x 6' 4" max (2.79m max x 1.93m max)
See above

Flexible Gym Space

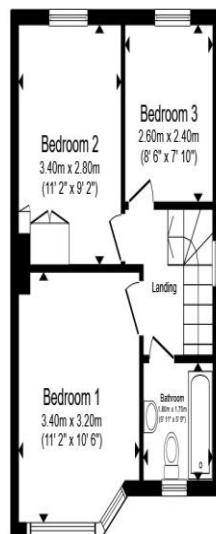
12' 9" max x 9' 2" max (3.89m max x 2.79m max)
See above

Driveway

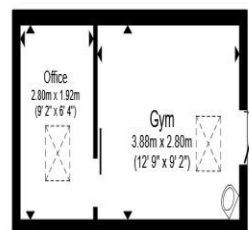
Well presented and maintained block paved driveway for multiple vehicles.



Ground Floor



First Floor



Outbuilding

Total floor area 116.3 m² (1,251 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
Grange Avenue,
Little Stoke Bristol

- NEW LISTING - MUST SEE HOME - (OPEN DAYS ON SATURDAY 11TH JULY, MONDAY 13TH AND TUESDAY 14TH)
- Substantial Rear Extension / Impressive 20ft Kitchen-Diner and Living Space
- Additional Front Aspect Living Room plus Cloakroom and Storage on Ground Floor
- Outbuilding to Include Full Office Space and Sizable Studio
- Landscaped Garden with Decking and Paved Al-Fresco Dining Area

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

£400,000



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Property Ref:
STG110227 - 0003

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