



Railton Jones Close, Stoke Gifford Bristol BS34 8XY

welcome to

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Occupying an exceptionally private and generous plot, this unique bungalow offers spacious accommodation, two reception rooms, utility space, a detached double garage and tremendous potential. A rare chance to modernise, add value or simply enjoy this home in highly sought-after Stoke Gifford.

Railton Jones Close Access And Entrance

Access is granted at the far end of Railton Jones Close. A 'pillared' entrance leads onto the driveway leading onward to the double stand-alone garage. Beyond here is the detached bungalow.

Front Door And Hallway

A modern glazed door leads inwards. The hallway instantly accentuates the feeling of size and space throughout. and offers direct views through the home toward the rear garden. Finished with herringbone style flooring, neutral decor and modern lighting.

Living Room

15' 10" max x 13' max (4.83m max x 3.96m max)
The spacious living room with two windows to the side aspect grants exception space and the perfect place to relax. The dimensions allow typical lounging furniture with consummate ease and the current owners have also combined a home office.

Further Reception / Sun Room

15' 11" max x 9' 4" max (4.85m max x 2.84m max)
The further reception offer flexibility and conveniently links back into the spacious kitchen. The well presented room offers sliding glazed doors and further windows allowing for sumptuous light and glorious garden views.

Kitchen

15' 7" max x 10' 2" max (4.75m max x 3.10m max)
Spacious and well appointed to easily accommodate a full dining table. The room includes wall and base units, all expected appliances.....and the side window ensures beautiful natural light. The kitchen is conveniently access from the main hall and from the Sun Room.

Utility Space

8' 2" max x 5' 11" max (2.49m max x 1.80m max)
The utility space offers convenience and a further side door out into the garden. Complete with wall and base units, sink and drainer plus the wall mounted combination boiler.

Bedroom 1

16' 2" max x 12' 5" max (4.93m max x 3.78m max)
Well proportioned double bedroom with box bay to the front aspect. Finished to a good standard with plenty of space for additional furniture. Here leads into the ensuite WC. Pleasant views to the front aspect.

Ensuite W.C

Convenient Ensuite WC with window to the front aspect.

Bedroom 2

12' max x 10' 1" max (3.66m max x 3.07m max)
Another well proportioned double bedroom with front facing views. Presented to a high standard.

Bedroom 3

12' max x 10' 1" max (3.66m max x 3.07m max)
The third and final bedroom with window to the side aspect offers great dimensions for a room of it's type. Currently used as storage but offers completely flexible usage options.

Family Bathroom

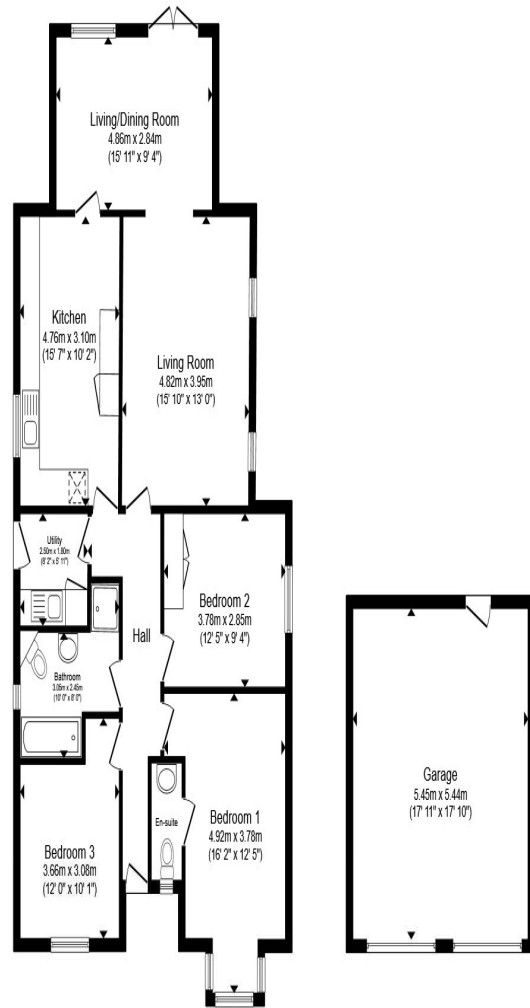
10' max x 8' max (3.05m max x 2.44m max)
Again....great proportions! The bathroom includes a raised corner bath, separate shower cubicle, WC and basin. The window to the side aspect ensures plenty of natural light.

Externally Gardens

The noteworthy gardens front and rear are unusually spacious as is the plot overall.

Garage

17' 11" max x 17' 10" max (5.46m max x 5.44m max)
Double detached garage with pitched roof. Exceptional storage and potential opportunity here.



Floor Plan

Garage

Total floor area 135.6 m² (1,460 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
Railton Jones Close,
Stoke Gifford Bristol

- Exceptional Three Bedroom Bungalow
- Remarkably Spacious Plot
- Noteworthy Gardens Front and Rear
- Stand-Alone Detached Double Garage / Gas Central Heating
- 'Pillared' Entry Into Plot and Grounds

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

£425,000



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Property Ref:
STG110304 - 0004

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