



Great Meadow Road,Bradley Stoke Bristol BS32 8DA

welcome to

Great Meadow Road, Bradley Stoke Bristol

This detached family home is located on a small cul de sac in the popular area of Bradley Stoke within close proximity to local amenities, Bristol Parkway Station and motorway networks. Boasting two reception rooms, kitchen, utility, conservatory, four bedrooms, en suite, garage & driveway.

Entrance Hall

Double glazed door to front. Door leading to lounge and stairs to first floor.

Cloakroom

WC, wash hand basin and door to utility.

Lounge

16' 5" x 12' 9" (5.00m x 3.89m)

Double glazed window bay to front. Electric fire place to side with door to dining room.

Dining Room

9' 7" x 8' 7" (2.92m x 2.62m)

French doors to conservatory and radiator to side. Door to kitchen.

Kitchen

9' 6" x 9' 4" (2.90m x 2.84m)

Space for fridge/freezer, dishwasher and oven. One and half stainless steel sink and wall and base units with worksurfaces. Spot lights throughout. Double glazed window to rear and door to utility.

Utility Room

6' 2" x 5' 5" (1.88m x 1.65m)

Wall and base units with door to garden and cloakroom.

Conservatory

14' 6" x 8' 1" (4.42m x 2.46m)

Double glazed window to side and roof with radiator. Double glazed french doors to garden.

Bedroom One

13' 1" x 9' 8" (3.99m x 2.95m)

Two double glazed windows to front with access to ensuite.

En-Suite

Shower, vanity and WC.

Bedroom Two

9' 5" x 9' 2" (2.87m x 2.79m)

Double glazed window to rear and radiator.

Family Bathroom

Double glazed window to rear. WC and wash hand basin with sink unit. Partly tiled with shower and radiator.

Bedroom Three

9' 5" max x 7' 9" max (2.87m max x 2.36m max)

Double glazed window to rear and radiator.

Bedroom Four

8' x 7' 3" (2.44m x 2.21m)

Double glazed window to front and radiator with built in wardrobes.

Garden

Laid stone to grass.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

**Great Meadow Road,
Bradley Stoke Bristol**

- DETACHED FOUR BED HOME
- TWO RECEPTION ROOMS
- UTILITY
- CONSERVATORY
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: E

offers over

£490,000



view this property online allenandharris.co.uk/Property/STG107201



Property Ref:
STG107201 - 0006

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.


allen & harris



0117 979 8082



StokeGifford@allenandharris.co.uk



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



allenandharris.co.uk