



**Great Clover Leaze, BRISTOL BS16 1GG**

**welcome to**

## **Great Clover Leaze, BRISTOL**

This stunning home manages to combine style, functionality and homeliness in perfect harmony. The property with a gorgeous garden, driveway and integrated garage really makes the most of this premium location in Cheswick Village. Please contact us for more information or to book a viewing.

### **Great Clover Leaze**

#### **Entrance**

The attractive covered entrance is found just beyond the well presented driveway. The modern glazed front door is set just beside a further vertical transom window adding to the aesthetic and offering further internal light.

#### **Hallway**

The spacious hallway 'sets the scene' from the very outset! The quality of decor and colour choices against the modern flooring offers a 'wow factor' as previous suggested. Here leads onward to the cloakroom plus garage access and through to the kitchen-diner inclusive of views and light.

#### **W.C**

Generously proportioned cloakroom with WC and basin. The space is not only highly functional but offers a heavy dose of style given the feature wallpaper. The flooring continues into here (likewise the kitchen-diner) maintaining a real sense of unity.

#### **Kitchen / Diner**

16' 8" max x 12' 2" max ( 5.08m max x 3.71m max )  
The kitchen-diner really sits at the heart of this home and easily accommodates a full kitchen with integrated appliances, family dining table and space for additional furniture. The very light and bright space offers fantastic garden views, huge light and a very social feel given the double sliding doors leading outward.

#### **Stairs Leading Upwards**

Again, beautifully finished with carpet, painted wooden handrails and attractive colour choices. A window on top landing offers further delightful light which really makes a difference being the end home.

#### **Landing**

Leads to all further areas on this level including the main living room to the front. The landing includes storage.

#### **Living Room**

15' 2" max x 16' 9" max ( 4.62m max x 5.11m max )  
The living room blends style, space and homeliness perfectly. The very well proportioned room with box bay window offers light and views and is finished to the same high standard as elsewhere. Finished with carpet, neutral decor and feature further diamond window.

#### **Bedroom One**

12' 2" max x 16' 9" max ( 3.71m max x 5.11m max )  
Beautiful primary bedroom with glorious garden views. As elsewhere, here is presented to the highest standard and includes substantial fitted storage plus ensuite. Finished with carpet and pendant light.

#### **Ensuite**

6' 11" max x 6' 1" max ( 2.11m max x 1.85m max )  
Again stylish, functional and spacious!!! The generous ensuite offers a full walk-in shower with oversized glass screen, WC, basin and chrome heated towel rail. Finished with wall and floor tiles.

#### **Stairs Leading Upwards**

Presented to the same high standard.

#### **Landing**

Leads to all areas and includes another side window for beautiful light. Bedroom Two, Three and four plus the family bathroom are accessed from here.

#### **Bedroom Two**

12' 6" max x 12' 5" max ( 3.81m max x 3.78m max )  
The second bedroom also offers garden views and

access to another splendid ensuite. There is plenty of room for additional furniture and the current owners have created a 'home office' space here whilst easily keeping the double bed and additional furniture.

#### **Ensuite**

8' 11" max x 6' max ( 2.72m max x 1.83m max )  
Another well proportioned ensuite with rear exterior window to include a shower cubicle, WC, basin and heated chrome towel rail. Finished with tiling and mosaic style flooring.

#### **Bedroom Three**

11' 7" max x 8' 2" max ( 3.53m max x 2.49m max )  
Well proportioned double bedroom with forward facing views and associated. Currently used as a child's room. Presented to a high standard.

#### **Bedroom Four**

11' 7" max x 8' 3" max ( 3.53m max x 2.51m max )  
Another well proportioned double bedroom with forward facing views and associated light. Currently used as a child's room. Presented to a high standard.

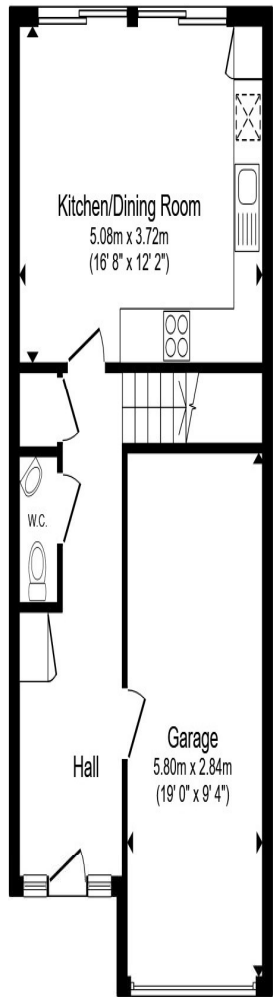
#### **Bathroom**

6' 5" max x 5' 7" max ( 1.96m max x 1.70m max )  
Well presented full bathroom to include a three piece suite with shower over bath and glass screen. Finished with tiling and mosaic style flooring.

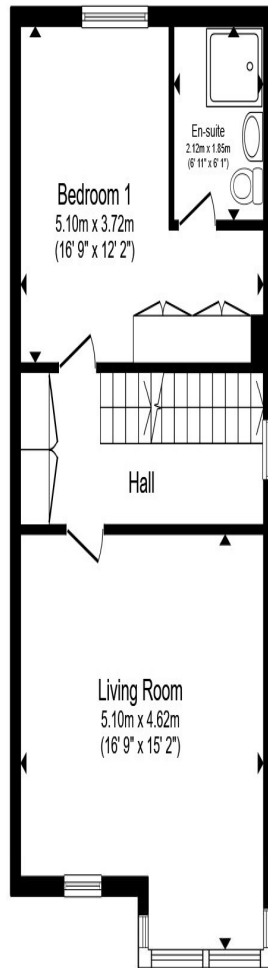
#### **Exterior**

##### **Garage (Integrated)**

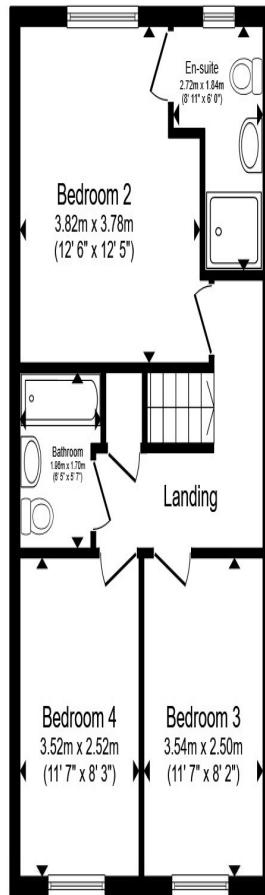
19' max x 9' 4" max ( 5.79m max x 2.84m max )  
The garage with exceptional storage space, up-and-over doors and internal access is complete with power and lighting. Here also offers the potential to convert in the future subject to any necessary



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 149.2 m<sup>2</sup> (1,606 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](http://www.propertybox.io)



welcome to  
**Great Clover Leaze,**  
**BRISTOL**

- Stunning Four Bedroom / Three Bathroom Premium Town House
- Generous Space Throughout Arranged Over Three Floors
- Integrated Garage, Driveway with EV Charging Point and Stunning Rear Garden
- The Perfect and Rare Blend of Style, Functionality and Homeliness
- Highly Sought-After Cheswick Village Location

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

**£525,000**



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Property Ref:  
STG110151 - 0002

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