



Balmoral Close, Stoke Gifford Bristol BS34 8NL

welcome to

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The superb three bed home is fully renovated to the highest standard and is now available to welcome it's new owner/s. Light and bright to include an integrated garage, garden and driveway. The location also offers favourable surroundings, huge convenience and a wealth of local amenities.

Balmoral Close Entrance

This super house is located on this equally attractive and well positioned cul-de-sac within 'The Royals'. A paved pathway adjacent to the front lawn space offers access to the modern front door and then inward to the integral porch/entrance hallway.

Hallway

Very well presented to include carpet and neutral decor. The glazed door offers further light and you are instantly met with long through views via the living room which showcase the garden beyond. Fitted here is modern consumer unit and alarm system **. A secondary door into the living space offers an additional thermal barrier and closes off the space as required. The alarm is a modern app based intruder alarm system.

Living Room

21' 8" max x 10' 6" max (6.60m max x 3.20m max)
The superb space offers dual aspect credentials with sumptuous light front and rear and associated outlook. Double doors lead into the garden and offer a real sense of 'inside outside' outside living especially given the adjacent paved space which is ideal for alfresco dining. Finished to a high standard with twin pendant light and two further wall mounted. More than enough space for a dining area.

Kitchen

8' 6" max x 6' 10" max (2.59m max x 2.08m max)
Leading away from the main living space is the stylish fitted kitchen. The well designed space offers gloss finish wall and base units with perfectly contrasting worktops. There is plenty of storage and includes a convection hob, integrated oven, undercounter washing machine and standalone

fridge freezer. Finished with ceiling spots and parquet style flooring. Great garden views here.

Staircase

Finished to the same high standard with carpet, neutral colours and painted handrails.

Bedroom 1

11' 5" max x 10' 6" max (3.48m max x 3.20m max)
Well presented double bedroom with views to the front. Finished with carpet and includes built-in storage.

Bedroom 2

10' 6" max x 10' 1" max (3.20m max x 3.07m max)
Equally well presented double to also include fitted storage. Here offers garden views.

Bedroom 3

8' 8" max x 7' 1" max (2.64m max x 2.16m max)
The third and final bedroom is spacious for a room of it's type. The space is ideal simply as third bedroom, spare room, office or nursery. Flexible as per the new owner's requirements.

Bathroom

8' 10" max x 7' max (2.69m max x 2.13m max)
The three piece bathroom suite offers a shower over bath and glass screen, 'basin over vanity', heated towel rail and marble effect tiling. Further storage in the airing cupboard.

External Integrated Garage

Well proportioned integrated garage with up and over doors. It is not uncommon for these to be converted subject to following any guidance from planning and regulations.

Garden

Rear garden to include decorative gravel, paving and smart boundary fencing. Further lawn space to the front. * Extremely convenient additional garden access via side gate.

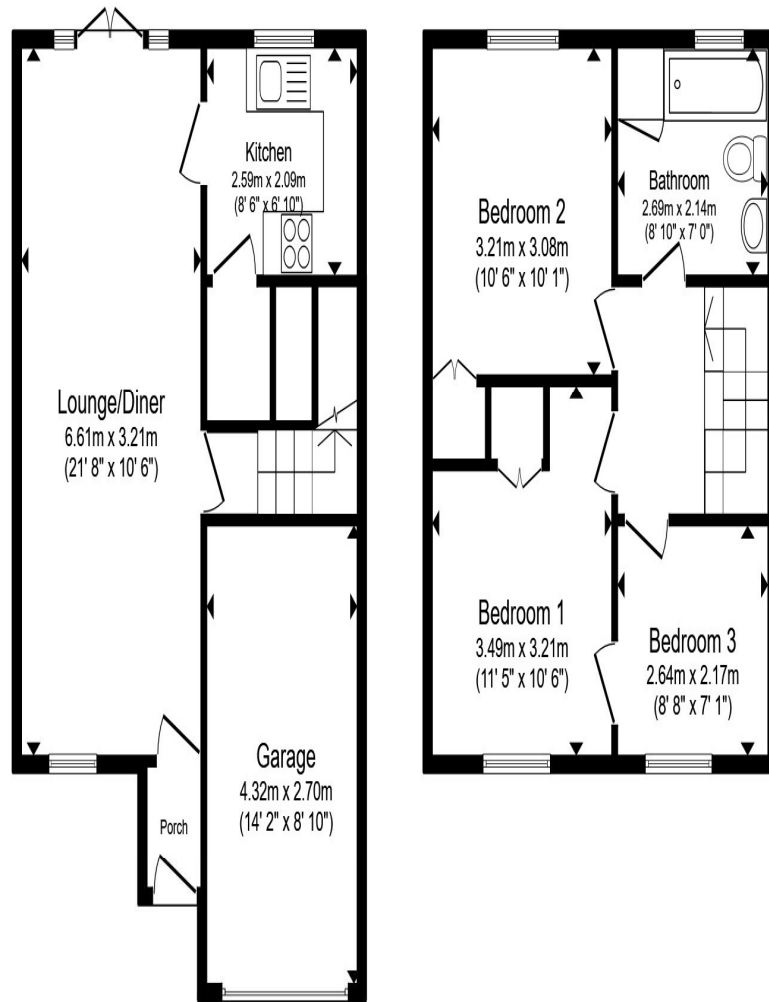
Driveway

Parking to the driveway leading to the garage. An EV charging point has been fitted and included in the sale.

Agents Notes

Offered with NO CHAIN.

Kitchen appliances and gas boiler still under warranty.



Ground Floor

First Floor

Total floor area 85.9 m² (924 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
Balmoral Close,
Stoke Gifford Bristol

- Stunning Three Bedroom End Terrace Property - NO CHAIN
- Fully Renovated Throughout - Vacant Possession Offered - 'Turn-Key' Ready
- Highly Desirable Stoke Gifford Cul-De-Sac Location / Residential and Investment Opportunity
- Light and Bright in all Areas - Dual Aspect Main Living Space - Combined Living and Dining
- Three Well Proportioned Bedrooms - Impressive and Stylish Family Bathroom

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

offers in excess of

£340,000



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