



Stoke Bishop | Guide Price £950,000

leese & nagle 

10 Shaplands

Stoke Bishop, Bristol, BS9 1AY

- Detached
- 4 Bedrooms
- No Onward Chain
- Double Garage and Parking
- Open Outlook
- Well Presented

An immaculate 4 bedroom detached family home in Shaplands that has been under the same ownership since new. The property has been extremely well kept and cherished and it is now time for its next chapter. The property is light and airy with great living spaces, 4 well proportioned bedrooms, off street parking as well as double garage, manageable and enjoyable gardens enhanced by a peaceful woodland backdrop. There is no onward chain.

The property is accessed to the front into the welcoming entrance hall that gives passage to the lounge, kitchen, study, downstairs WC and stairwell to the first floor. The lounge is a good size with bay window to front, overlooking the garden, decorative fireplace with exposed brickwork and windows to each side. Through a set of double doors you enter the dining room with sliding patio door and open view to the rear. The kitchen/breakfast room is to the rear with a range of wall and base units, worktops with a tiled splashback, stainless steel sink/drainer, plumbing for dishwasher and space for fridge freezer and window overlooking the garden. Off the kitchen is the utility room with door to garden, base unit and worktop, stainless steel sink/drainer, plumbing for washing machine and wall mounted Baxi gas boiler. The final room to the ground floor is the useful study with window to front.





To the first floor the landing provides access to the bedrooms, the family bathroom, airing cupboard and additional storage cupboard. Bedroom 1 is to the front with window, built in wardrobes. This bedroom benefits from the shower en-suite with obscured window to side, shower cubicle with Triton electric shower, low level WC, wash hand basin and is partly tiled. Bedroom 2 is of a similar size, again with window to front, built in cupboard and is a good double bedroom. Bedrooms 3 and 4 are a similar proportion being larger single bedrooms with a wonderful outlook over the garden and towards the woodland, ensuring a lovely private outlook that few houses have in the area. The family bathroom has obscured window to the rear, bath, shower cubicle which runs off the mains, low level WC, wash hand basin and is partly tiled.

Outside, to the front is a pretty garden that is mainly laid to lawn with a low-level hedge border and pathway to the house.

There is off street parking for up to 2 cars that is laid to brick paving with secure side access. The double garage has 2 up and over doors as well as window to rear and door to side as well as benefiting from power and lighting.

To the rear, is a manageable and highly enjoyable space with mature shrubs and trees. There is a patio space perfectly positioned for afternoon/evening sunshine as well as a lawned area. It is enclosed with the woodland backdrop ensuring its privacy and tranquility.

A rare opportunity to acquire this fine home. Viewing highly advised to avoid disappointment.



Directions

From our Stoke Lane office head back towards Stoke Bishop. Turn left onto Parys Lane and take a right into Shaplands. Follow the road and the house can be found on the right-hand side.

Energy Performance Certificate
Rating C





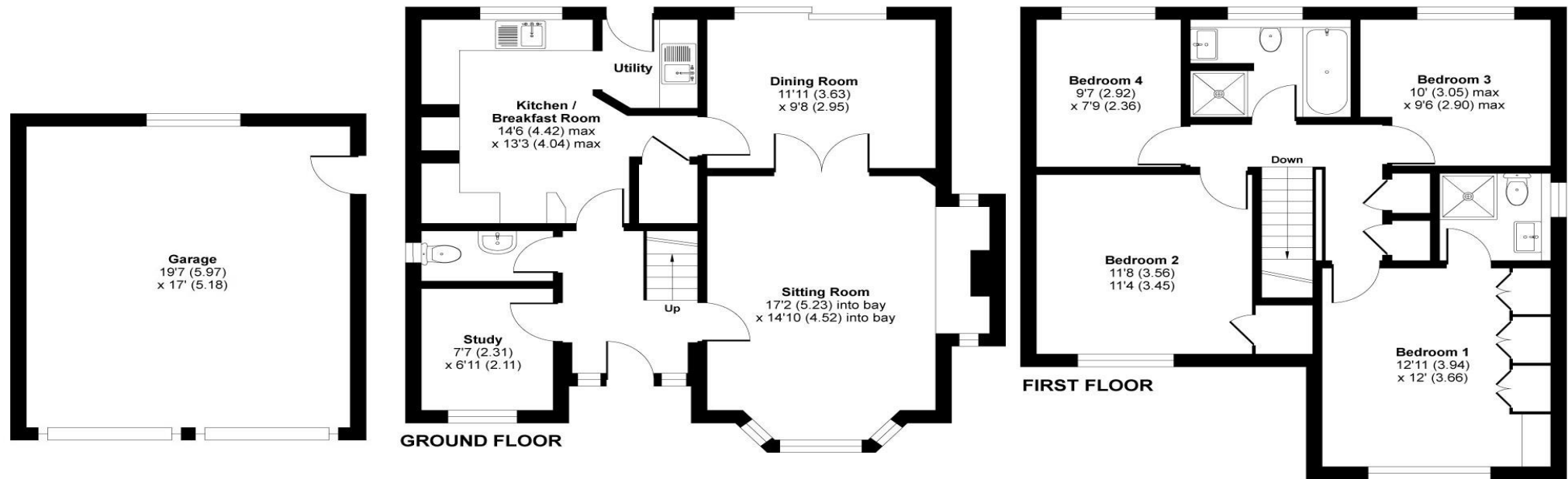
Shaplands, Stoke Bishop, Bristol, BS9

Approximate Area = 1377 sq ft / 127.9 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 1710 sq ft / 158.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Leese & Nagle. REF: 1047243



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Westbury-on-Trym Office
125 Stoke Lane,
Westbury-on-Trym,
Bristol, BS9 3RW
T 0117 962 2299
wot@leeseandnagle.co.uk
leeseandnagle.co.uk