



Stoke Bishop | Guide Price £459,950

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# 1 St. Laud Close

Stoke Bishop, Bristol, BS9 1DJ

- Semi Detached
- 4 Bedrooms
- No Onward Chain
- Envious Corner Plot
- Cul-De-Sac
- Local Schools and Amenities

A fantastic 4 bedroom semi-detached family home positioned on an enviable plot at the beginning of a popular cul-de-sac in Stoke Bishop, BS9. The house offers generous square footage and great scope and potential, being that it is on a sizeable corner plot. With local schools including Stoke Bishop Church of England Primary School and amenities within walking distance this property is sure to be very popular with the family market looking for their next home. With no chain, a swift and prompt move is possible.

The property is accessed to the front into the entrance hall that gives passage to the lounge, the kitchen, stairwell to the first floor as well as room for storage beneath the stairs and built in cupboard. The lounge is to the front with large window, fireplace with back boiler, wooden surround, coving and ceiling roses. A door to the back of this room enters the dining room with window that oversees the garden, ceiling rose and is neutral in décor. The kitchen hosts a range of wall and base units, worktops with a splashback, stainless steel sink/drainer, space for cooker, plumbing for white goods, space for fridge/freezer, cupboard housing tank system, window to rear and door providing access to the garden.







To the first floor, the landing has an obscured window to the side, access to the bedrooms, loft, separate WC and bathroom. Bedrooms 1 and 2 are of a similar proportion being great doubles with window to the front and built in storage. Bedrooms 3 and 4 could serve as well-proportioned children's rooms or perhaps even a home office for those who work from home. Both enjoy aspects looking over the rear and side garden. The bathroom has obscured window to rear, bath with shower over, wash hand basin, partly tiled with a lino flooring and extractor fan. Finally, there is a separate WC with obscured window to rear.

To the front, there is off street parking for two cars as well as a front garden with an area to lawn, matures shrubs and trees as well as low level wall surround.

To the rear, there is a pleasing garden which benefits from being a corner plot. The garden surrounds the house and enjoys the sun in the south and the west which is perfect for those who love to bask in the sun during the summer months. The garden is laid mainly to lawn with hedge surround and a patio laid to concrete as well as convenient side access.

Being a sizeable corner plot, there may be scope for extension (subject to the necessary planning and permissions).

A fantastic property with so much to offer. With no onward chain this property is sure to be popular. Viewing highly advised to avoid disappointment.



#### **Directions**

From our office on Stoke Lane, turn left and proceed towards the end of the road, taking the turning on the right onto Parrys Lane. Take the second exit at the mini roundabout on to Shirehampton Road and continue along this road and take a left turning into Sea Mills Lane, just past the shops. Continue on Sea Mills Lane and take the third left on to Druid Stoke Avenue. St. Laud Close is then the first left.

**Energy Performance Certificate - Rating D**



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Approximate Gross Internal Area = 111.0 sq m / 1195 sq ft

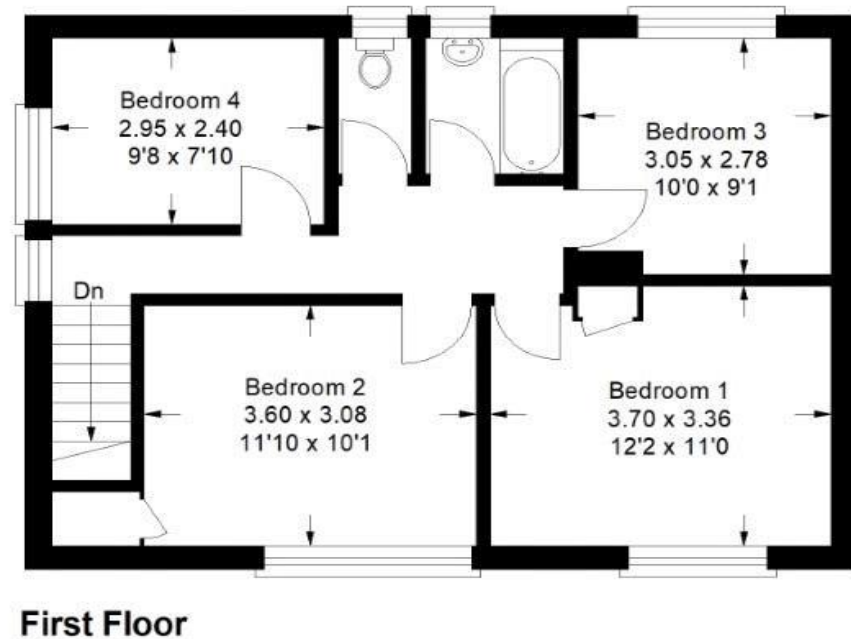
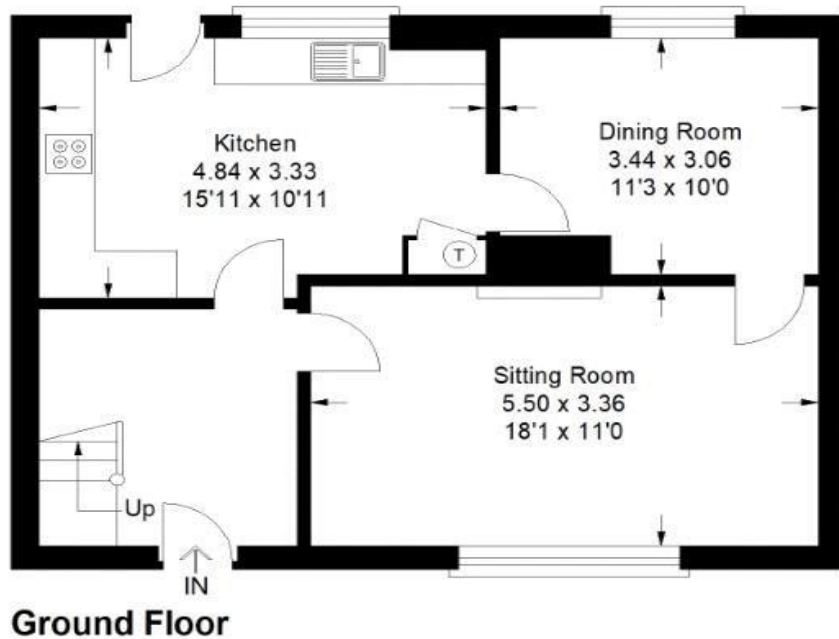


Illustration for identification purposes only, measurements are approximate, not to scale. (ID942641)



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.



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