



Stoke Bishop | Guide Price £625,000



21 Abbeywood Drive

Stoke Bishop, Bristol BS9 1DS

- Prominent Detached House
- Opportunity To Refurbish and Extend
- 3 Bedrooms, 2 Reception Areas
- Attractive Outlook Over River Trym Valley
- Corner Plot Position
- No Onward Chain

This is a prominent 3-bedroom 1950's built detached house with scope to extend to the side if desired, subject to obtaining planning consents. The house sits in a slightly elevated position with open aspect to the front overlooking the parkland of the River Trym. It is offered for sale with no onward chain it presents an opportunity for someone to stamp their own mark.

The property occupies a corner plot with generous and attractive gardens to the front, side and a smaller garden to the rear. The house has driveway providing off street parking for two or three cars and leads to the garage to the side of the house. Sitting next to the garage is a potting shed/studio space which along with the garage offers scope to integrate/redevelop into the house to increase the size of the internal accommodation.

A front door opens into a lobby with access to a cupboard sitting under the stairs and then a door through to the hall which sits centrally within the house. A cloakroom sits adjacent to the front door and the returning staircase rises to the upper floor. To the right hand side is the living room. This is a dual aspect room with windows to the front and rear and there is an attractive Claygate style brick fireplace sited centrally on the far wall. The wall between the dining room and the living room has been removed, thus creating a larger 'L shaped' lounge diner. Both rooms retain their doors to the hall and the dining room has a further window to the rear garden. The kitchen sits to the left of the hall and has windows to the front and side aspects. A run of kitchen units runs along the front and far wall with space for a kitchen table against the other wall. A wall mounted combination gas boiler provides heating and hot water. A door opens into the rear garden. We believe there is scope for extending the house to incorporate the kitchen and dining room to create a larger open plan family living area.





Upstairs the house provides 3 bedrooms. Two can reasonably be described as good-sized doubles, the 3rd is a generous single sized bedroom. The master bedroom sits above the sitting room and has windows to three aspects. The bedrooms are serviced by a bathroom with window to the front. Next to the bathroom is a good-sized walk-in storage cupboard with window to the front. We feel this could be incorporated into the bathroom to provide a large walk-in shower if desired.

The majority of the gardens extend to the front and side of the house, being laid to lawn with mature shrubs providing both interest and screening. The side borders Abbeywood Drive and in theory has the main entrance path to the front door. It is conceivable this area could be enclosed to increase the size and use of the rear garden which is at present mainly laid to patio. The property is offered for sale with no onward chain.

Abbeywood Drive sits on the lower slopes of Stoke Bishop bordering the Trym River just before it joins the River Avon at Sea Mills harbour. Local shops, cafes and amenities can be found on Shirehampton Road within about 5 minutes' walk. Stoke Bishop primary school is within 400m. Sea Mills train station provides access into the city at Temple Meads and is also within a few minutes' walk.



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, proceed over the bridge and continue along this road and take a left turning into Sea Mills Lane just past the shops. Continue along this road and Abbeywood Drive will be found some way along on the left-hand side and number 21 will be found immediately on the far corner.

Energy Performance Certificate
Rating D

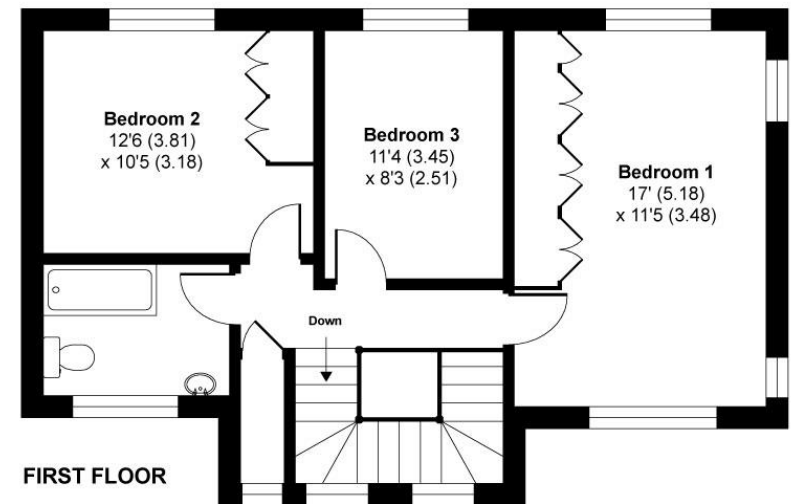
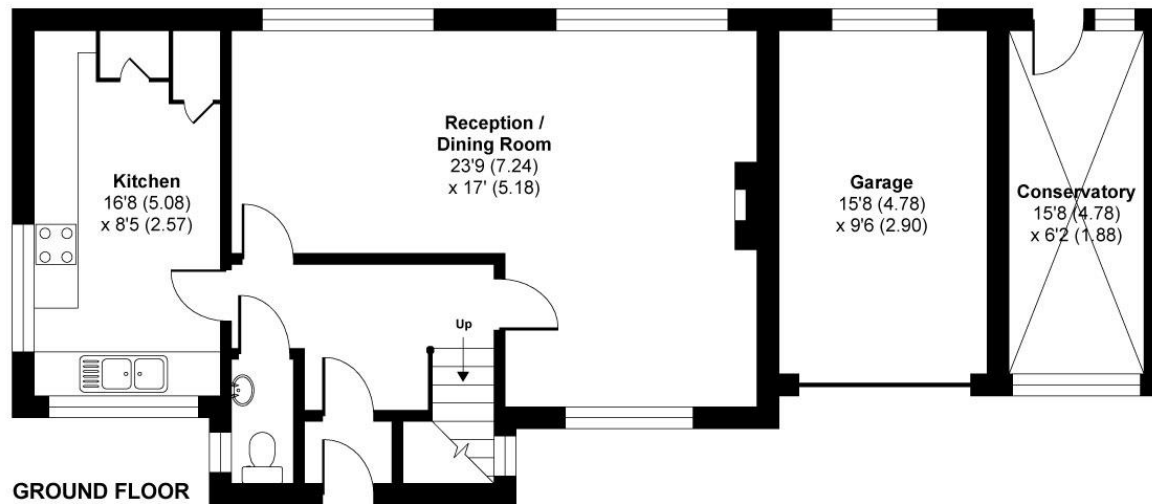
Council Tax
Band E



Abbeywood Drive, Bristol, BS9

Approximate Area = 1484 sq ft / 137.8 sq m (includes garage & conservatory)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Leese & Nagle. REF: 780268



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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