



Stoke Bishop | Guide Price £825,000



28 Parrys Close, Stoke Bishop, Bristol, BS9 1AW

- No Onward Chain
- Within 550m Elmlea Schools
- 4 Bedrooms
- Detached
- Corner Plot
- Off Street Parking and Garage

A fantastic 4 bedroom detached house that is set on a lovely road in Stoke Bishop that is within 550m of Elmlea and within Bristol Free School catchment as well as being within easy reach of local independent schools. With no onward chain, an efficient move is possible.

The property is accessed to the front into a welcoming entrance hall that gives passage to the reception rooms, kitchen, downstairs WC as well as stairwell to the first floor. The lounge enjoys a triple aspect with a beautiful bay that enjoys the westerly end of day sunshine and connects with the garden. The room is neutral in decor, well-proportioned with fireplace and surround. The kitchen is to the rear of the property with window, a range of wall and base units, worktops with a tiled splashback, space for oven and a tiled flooring. Off the kitchen is a useful utility room with space for white goods, additional storage and door to the garden. The final room to the ground floor is the dining room that has sliding patio door onto garden, a beautiful parquet flooring and comfortably fits a large dining table with chairs. There is also the option of creating an open plan kitchen/diner by knocking through to the kitchen. Of course, this is subject to the usual considerations.





To the first floor, the landing provides access to the bedrooms as well as the bathrooms, has built in storage and has windows to the front. All of the bedrooms would fit a double bed and enjoy various aspects. The main bedroom is spacious with a westerly aspect and built in cupboard. The two bathrooms service the bedrooms.

Outside, to the front, there is off street parking for up to 2 cars as well as access to the garage via up and over door.

Within 550m of Elmlea Infants and Junior School.
Within catchment of Bristol Free School.
Close proximity to a range of independent schools.
Within 600m of the amenities on Stoke Lane.
Within 1 mile to Durdham Downs.
Walking distance to Canford Park and Stoke Lodge.



Energy Performance Certificate
Rating D

Council Tax Band F



Parrys Close, Bristol, BS9

Approximate Area = 1859 sq ft / 172.7 sq m

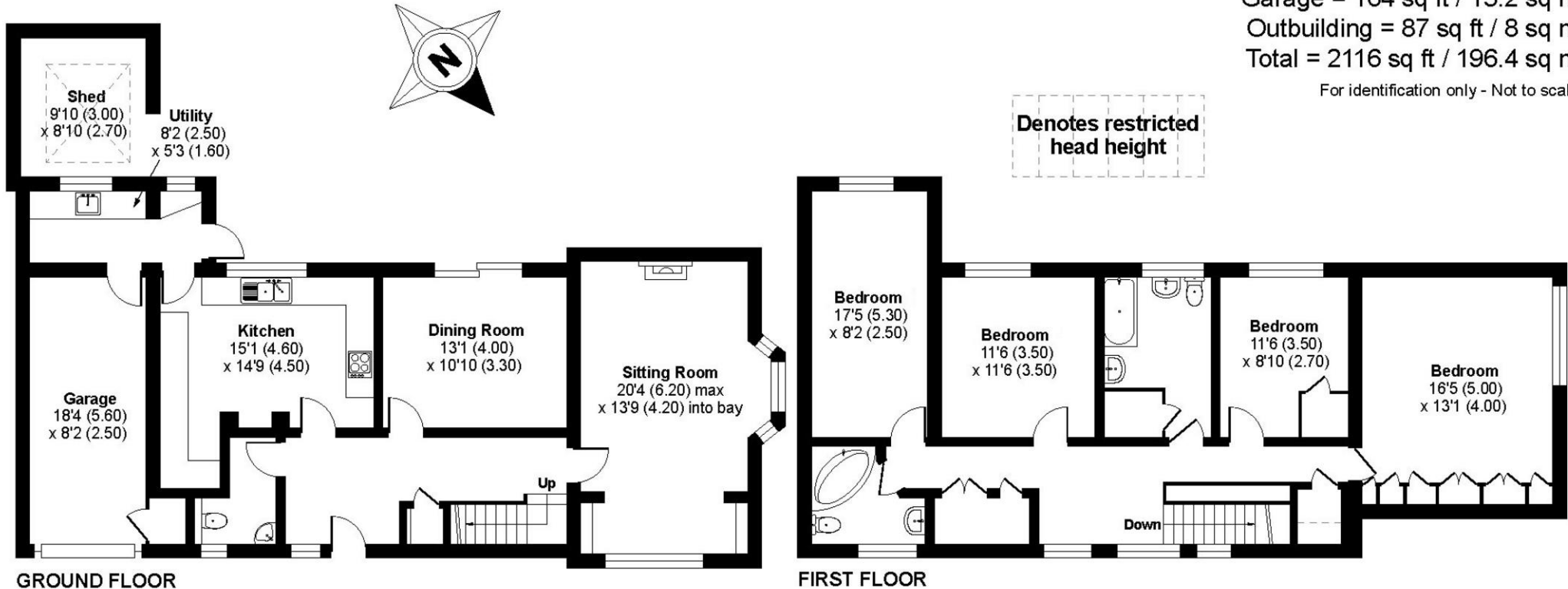
Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 164 sq ft / 15.2 sq m

Outbuilding = 87 sq ft / 8 sq m

Total = 2116 sq ft / 196.4 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). © nitchecom 2024. Produced for Leese & Nagle. REF: 1192026 - BROCHURE



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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