



Brackenbury Drive, Stoke Gifford BRISTOL BS34 8XD

welcome to

Brackenbury Drive, Stoke Gifford BRISTOL

This substantially extended home blends style, functionality and homeliness perfectly. The extensions grants a substantial double garage and additional living space. All is found in an attractive and sought-after Stoke Gifford cul-de-sac boasting huge connectivity and great surroundings.

Brackenbury Drive Entrance

The property is accessed over the very well presented driveway and a modern glazed door leads into the spacious hallway. A vertical transom window adds style whilst also introducing further natural light.

Hallway

Upon entry, the hallway instantly accentuates the feeling of size and space as found throughout. Everything is presented to the highest standard and direct views into the kitchen are offered via the kitchen. Little details like the glass sided staircase make this home stand above the competition.

Living Room

14' 5" max x 10' 7" max (4.39m max x 3.23m max)
The well proportioned living room is again presented to a high standard and is complete with fitted carpet, ceiling coving, feature wall and sizable front facing window. Here offers the perfect place to relax.

Kitchen

17' 3" max x 9' 10" max (5.26m max x 3.00m max)
The 17ft plus kitchen is afforded glorious views out of the garden thanks to two well placed rear facing windows. The sizable kitchen offer space for white good and various integrated appliances for modern living. The position is linked perfectly to the dining room / further reception adjacent. Finished with tiled flooring and ceiling spot lights.

Dining Room / Reception 2

16' 10" max x 8' 4" max (5.13m max x 2.54m max)
Here offers flexible usage options and is currently a combined dining room and Receptions space with sofa and television. Double glazed door lead directly

into the garden and a further window grants exceptional light and a glorious outlook. * The garage conveniently leads away from here.

Cloakroom W.C

Well presented to include a WC, basin, tiling and front facing window.

Stair Leading Upwards

Well presented with fitted carpet and glass balustrade,

Landing

Leading to all areas. Again very well presented and spacious with auditorium style set-up plus further glass balustrade.

Bedroom 1

11' 8" max x 9' 1" max (3.56m max x 2.77m max)
Very well proportioned double bedroom to include extensive fitted storage. Here offers gorgeous light and views to the front aspect. Fininshed with fitted carpet and stylish/neutral decor.

Bedroom 2

10' 4" max x 10' 4" max (3.15m max x 3.15m max)
Bedroom 2 also offers great proportions and lovely views which here look over the garden. Fininshed to the same high standard,

Bedroom 3

7' 10" max x 7' 10" max (2.39m max x 2.39m max)
The third bedroom is also presented well and offers good space for a room of it's type. This room is currently used as a spare but would easily accommodate a home office or nursery should that be required.

Bathroom

6' 8" max x 5' 7" max (2.03m max x 1.70m max)
Modern stylish and contemporary bathroom with integrated WC, basin plus vanity and shower over bath with glass screen. Finished with floor and wall tiles plus ceiling spotlights.

Integral Garage

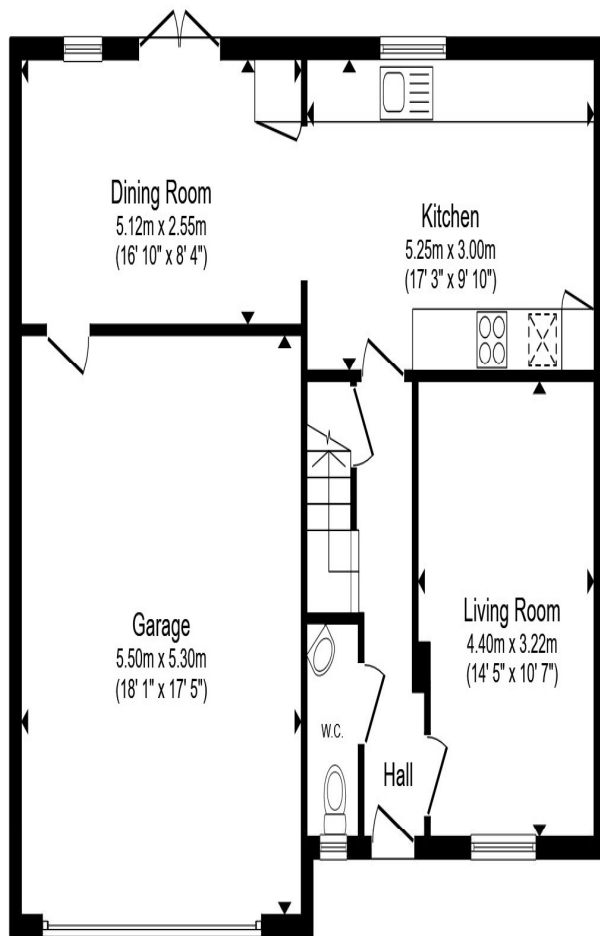
18' 1" max x 17' 5" max (5.51m max x 5.31m max)
The now double garage form a major part of the extension and grants formidable space. Here can be used and enjoyed in it's standard guise whilst also offers substantial opportunity for a change of use in the future subject to necessary planning and consents where required.

External Garden

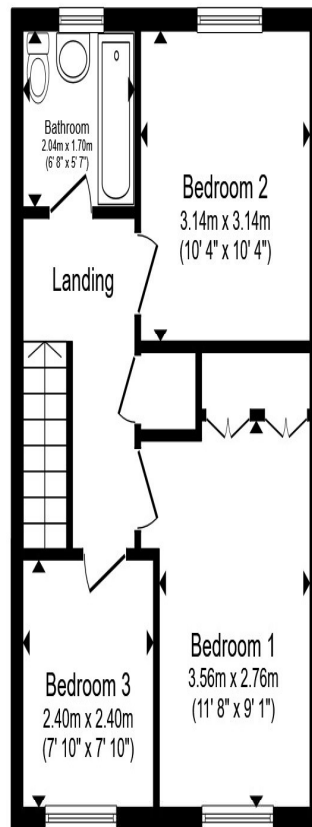
The landscaped garden is presented very well indeed to include a raised lawn, stylish and spacious paved area, replacement high quality fencing and herbaceous borders. The orientation boast and allows for beautiful sunlight and enhanced privacy. Perfect for socialising and alfresco dining...weather permitting.

Driveway

Very well proportioned block paved driveway presented exceptionally well. Flanked by lawn and decorative gravel plus dwarf wall further enhancing the already impressive 'kerb appeal'.



Ground Floor



First Floor

Total floor area 121.8 m² (1,311 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
Brackenbury Drive,
Stoke Gifford BRISTOL

- Exceptional Three Bedroom Detached Home in Stoke Gifford
- Substantial Extension to Incorporate a Double Garage and Additional Living Space
- Premium Landscaped Garden in Superb Condition with Elevated Privacy
- Linked Kitchen and Dining Room / Sun Room to Rear Elevation
- Separate Additional Well Proportioned Snug/Living Room

Tenure: Freehold EPC Rating: C

guide price

£487,500



check out more properties at [allenandharris.co.uk](https://www.allenandharris.co.uk)



Property Ref:
STG110306 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



[allenandharris.co.uk](https://www.allenandharris.co.uk)