

Sandringham Road, Stoke Gifford, Bristol, Gloucestershire. BS34
8NR

£369,000 Freehold
FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... This beautifully presented three-bedroom extended end of terrace home is perfectly positioned in the ever-popular Stoke Gifford area. Offering generous living space, a south-facing garden, and excellent transport links, this property is an ideal choice for families, commuters, or anyone seeking a home close to both convenience and community. Located just a short 10-minute walk from Bristol Parkway Intercity Station, the property provides direct rail access to London, Cardiff, and beyond, making it a fantastic base for commuters. The home is also close to a wide range of local amenities including shops, schools, GP surgery, dentist, and medical centre. Multiple bus routes connect the area to Bristol, Bath, Yate, and Cribbs Causeway, giving you excellent public transport options right on your doorstep. Upon entering, you are greeted by a welcoming entrance hall that leads into the spacious living room, perfect for relaxing with family or entertaining guests. The living space flows through into a bright conservatory, overlooking the rear garden and providing an additional versatile reception area. To the front of the property, you'll find a well-proportioned dining room, while the home has also been thoughtfully extended to create a modern kitchen/breakfast room with plenty of workspace and storage – a real hub of the home. Upstairs, the property offers three bedrooms, each with ample natural light, along with a family bathroom. The layout is practical and well-suited to growing families, couples, or professionals looking for flexible living space. One of the standout features of this home is the south-facing rear garden. Beautifully laid to lawn with a patio area, it's perfect for enjoying the sunshine, hosting barbecues, or simply unwinding outdoors. At the rear of the garden is a gate that leads directly to the garage and two private parking spaces, ensuring both convenience and security. With its fantastic location, excellent transport links, and generous accommodation, this property truly ticks all the boxes. Whether you're searching for your first home, a family property, or a well-connected base for commuting, this Stoke Gifford gem offers it all.

FEATURES

- Superb End Terrace House
- Three Bedrooms
- Garage/Parking
- Two Reception Rooms
- Sought After Location Close to Local Amenities
- South Facing Rear Garden
- Council Tax Band C
- 10 Minute Walk to Bristol Parkway Station
- Extended Kitchen/Breakfast Room
- UPVC Double Glazing + Gas Central Heating



ROOM DESCRIPTIONS

Entrance

Main front door opening through to;

Entrance Hall

Radiator, doors to living room and dining room, stairs rising to first floor landing.

Living Room

10' 4" x 14' 7" (3.15m x 4.45m) UPVC double glazed window to front aspect, radiators, fireplace, and sliding doors to;

Conservatory

9' 8" x 9' 9" (2.95m x 2.97m) UPVC double glazed windows to multiple aspects, UPVC double glazed french doors to rear garden.

Dining Room

10' 6" x 8' 9" (3.20m x 2.67m) UPVC double glazed window to front aspect, radiator and opening to;

Kitchen/Breakfast Room

10' 7" x 15' 5" (3.23m x 4.70m) UPVC double glazed window and door to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer and space for rangemaster cooker, storage cupboard housing boiler.

Stairs Rising to First Floor Landing

Bedroom One

10' 5" x 8' 9" (3.17m x 2.67m) UPVC double glazed window to front aspect, storage cupboard and radiator.

Bedroom Two

10' 7" x 8' 9" (3.23m x 2.67m) UPVC double glazed window to front aspect, radiator and storage cupboard.

Bedroom Three

7' 5" x 5' 6" (2.26m x 1.68m) UPVC double glazed window to rear aspect, radiator.

Bathroom

7' 5" x 5' 6" (2.26m x 1.68m) UPVC double glazed obscure window to rear aspect, low level WC, vanity wash hand basin, fully enclosed corner shower with shower attachment, radiator.

Rear Garden

Mainly laid to lawn with patio areas, shed and gate to rear.

Garage & Parking

Up and over door, parking for two cars



FLOORPLAN & EPC

