

Total area: approx. 148.9 sq. metres (1603.2 sq. feet)

For Illustrative Purposes Only. Not to Scale.
Plan produced using PlanUp.



51 Stoke Lane, Patchway, Bristol, Gloucestershire BS34 6DT

Offered with 'no onward chain', we are delighted to market this semi-detached chalet bungalow, a level walk to local shopping center The Willow Brook, primary and secondary schools, and an easy drive to Cribbs Causeway for more extensive amenities. The versatile accommodation is suitable for all with scope to improve further if required. A welcoming entrance hall draws you in with a lounge straight ahead and kitchen to the side, both with aspects to the front allowing light to flood in, the lounge with a feature fireplace. In addition to the lounge a double glazed conservatory with doors to the garden allowing the 'outside, in' on chillier days. The open plan kitchen is fitted with a range of units plus an integrated oven, hob and extractor hood. The home also benefits from a study located on the ground floor with a useful storage cupboard and aspect across the garden. Concluding the ground floor, the family bathroom with a shower over the bath. Stairs lead from the hallway to four double bedrooms, one with eaves storage and a range of fitted furniture plus there is the benefit of a large storage cupboard on the landing. Outside, a driveway for at least three car's gives access to the single garage. There is a side pedestrian gate to the rear garden where you will discover an easy to maintain and enclosed garden. Double glazing and gas central heating completes all on offer at this very desirable property. Book your viewing today!

Situation

Patchway/Stoke Lane is a suburb of north Bristol that is situated in South Gloucestershire. It offers great transportation links including Metro Bus and motorway networks giving commuter access to Bristol, the South West, Gloucester, Swindon and the M4/M48 to Wales. or rail commuters Bristol Parkway station is within walking distance giving access to London Paddington within 75 minutes. Furthermore local amenities including schools, restaurants and leisure facilities are all within walking distance.

Property Highlights, Accommodation & Services

- Four Bed Semi Detached
- Local Amenities on the Doorstep
- Open plan kitchen with dining area
- Garage & Driveway Parking
- Conservatory Leading To The Rear Garden
- Ripe For Modernisation And Personalisation
- Easy To Maintain Enclosed Rear Garden With Side Access
- Benefits include double glazed windows, gas central heating and off-street parking
- No Onward Chain

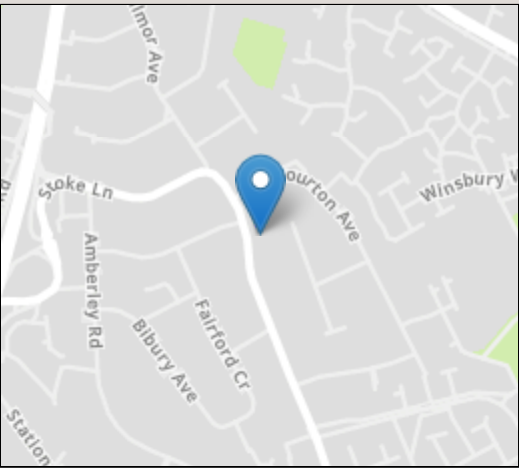
Directions

As you approach the Aztec West roundabout, head north on The Gloucester Road. Take the fourth left turning onto the B4057 and at the roundabout take the first left into Stoke Lane. Follow the round around and bear right and No. 51 can be found on your left hand side just after the zebra crossing.

Local Authority & Council Tax - South Gloucestershire - Tax Band D

Tenure - Freehold

Contact & Viewing - Email: mil_thornburysales@milburys.co.uk Tel: 01454 417336



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	74	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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