

SOLD STC

Hambrook Lane

Stoke Gifford, Bristol, BS34 8QB

STOKE GIFFORD, BRISTOL

Hambrook Lane

Stoke Gifford, Bristol, BS34 8QB

OFFERS IN EXCESS OF

£450,000

4 BEDROOMS

2 BATHROOMS

2 RECEPTIONS

1,334 SQ FT

1334 SQ FT

GREAT VIEWS

GAS CENTRAL HEATING

LARGE GARDEN

QUITE LOCATION

FOUR BEDROOMS

JULIET BALCONIES

DRIVEWAY

LOVELY FAMILY HOME

A REAL MUST SEE



THE PROPERTY

Nestled in the serene surroundings of Hambrook Lane, Stoke Gifford, Bristol, this splendid four-bedroom detached house offers a perfect blend of comfort and elegance. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining guests. The large living area is particularly inviting, creating a warm atmosphere for family gatherings or quiet evenings at home.

One of the standout features of this home is its generous garden, which not only offers lovely views but also serves as a tranquil retreat for outdoor activities or simply enjoying the beauty of nature. Additionally, the property includes charming Juliet balconies that enhance the aesthetic appeal and allow for delightful views of the surrounding area.

With two well-appointed bathrooms, this house ensures convenience for families or guests. The off-road parking adds to the practicality of the property, making it easy to come and go without the hassle of street parking.

Situated in a quiet location, this home provides a peaceful environment while still being conveniently close to local amenities. Whether you are looking for a family home or a place to entertain, this property is sure to impress with its spacious layout and picturesque surroundings. Do not miss the opportunity to make this lovely house your new home.



ACCOMMODATION

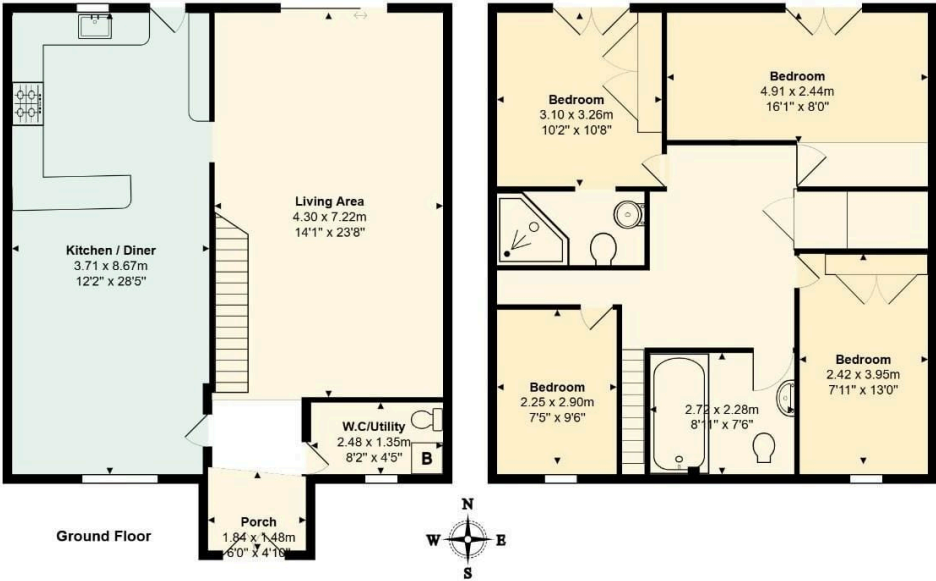
PORCH	1.50 x 1.81
LIVING ROOM	4.29 x 7.02
KTICHEN/DINER	3.17 x 8.49
UTILITY ROOM	2.32 x 1.60
BEDROOM ONE	2.25 x 2.92
BEDROOM TWO	2.44 x 3.95
BEDROOM THREE	3.67 x 3.25
BATHROOM	2.63 x 2.06
BEDROOM FOUR	3.70 x 3.26
EN-SUITE	2.27 x1.82
COUNCIL TAX BAND	
<i>Band B</i>	

PROPERTY TYPE	HOUSE
INTERNAL AREA	1,334 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND B
EPC RATING	71 · POTENTIAL 78

FLOORPLAN



22, Hambrook Lane, Stoke Gifford, BS34 8QB



All measurements are approximate and for display purposes only

Total Area: 76.3 m² ... 822 ft² (excluding living area, kitchen / diner)



Olivia Melville-Brown

SALES & LETTINGS BRANCH MANAGER

NORTH BRISTOL BRANCH

0117 935 4565

52 FILTON ROAD, HORFIELD, BRISTOL, BS7 0PB

jeffreycross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 52 Filton Road, Horfield, Bristol, BS7 0PB. 0117 935 4565. The Property Ombudsman, membership D03828. jeffreycross.co.uk