



Stoke Bishop | Guide Price £625,000

leese & nagle 

12 Sabrina Way

Stoke Bishop, Bristol BS9 1ST

- 3 Bedroom Semi Detached Family Home
- 1930s
- Off Street Parking and Store
- Beautiful Rear Garden
- Elevated Views
- Superb Transport and Motorway Links

A superb 3 bedroom semi-detached family home that has been extremely well-kept and under the same ownership for the last 40 years. With some lovely original features, as well as great living spaces, excellent sized bedrooms with some great views as well as beautiful and well stocked gardens, parking and store, this property is sure to popular to a range of buyers.

The property is accessed to the front into a welcoming entrance hall with original front door with vision hatch, lead piped stain glass windows, high ceilings with picture rail, access to reception rooms as well as kitchen, stairwell to the first floor and understairs storage. The lounge is to the front with a curved bay window that enjoys the seasons and particularly the afternoon/evening sunshine. There is a decorative fireplace with granite hearth and an oak surround, picture rail and is carpeted. The rear reception room is currently arranged as a formal dining area but could also easily be used as a superb family room with French doors to outside, rear windows, decorative fireplace, picture rail and laminate flooring. The kitchen has been opened up to create a modern and well-kept kitchen/breakfast area with window to rear, a range of wall and base units, tiled splashback, space for oven, stainless steel cookerhood, space for fridge/freezer as well as lovely hard wearing Karndean flooring and access onto the conservatory. Off the kitchen/breakfast room, one way is a useful utility/pantry with plumbing for washing machine, dishwasher as well as space for tumble dryer, access to store and downstairs WC with wash hand basin and wall mounted Viessman gas boiler. The final room to the ground floor is the





conservatory with Karndean flooring double doors onto patio and double-glazed windows as well as glass roof.

To the first floor, there is a lovely landing with original stain glass feature window to side, access to the bedrooms, the family bathroom and loft hatch. Bedroom 1 is to the front with curved bay window with some beautiful elevated views towards the Welsh hills, picture rail and built-in wardrobe. Bedroom 2 is to the rear, with view over the garden, picture rail and built-in wardrobe. Bedroom 3 is to the front with Oriel window and circular window to side. The family bathroom has obscured window to side and rear, separate shower cubicle, bath, low level WC, wash hand basin, laminate flooring and it is partly tiled.

Outside, to the front is off street parking for one car, with a low-level wall and a raised front garden area. The drive gives passage to the store, perfect for storage with lighting and a pitched roof.

To the rear, is a beautiful tiered garden that enjoys a south easterly aspect following the sun from the early morning until the afternoon where it then starts to engage with the front of the house. The first area from the house is laid to patio and then leads up to the lawn space. Further up the way you meet the 'wildlife' garden with pond, mature shrubs and trees as well as garden shed. A wonderful area to enjoy throughout the day.

With further potential, this property is sure to lend itself to a range of buyers. Viewing highly recommended to avoid disappointment.



Directions

From our Stoke Lane office take a left and continue to Parrys Lane. Take a right and continue around the corner and to the mini roundabout. Take the first exit onto Druid Hill, veer around the bend and take a right onto Old Sneed Avenue. Pursue this road until it turns into Avon Way and take the left onto Roman Way. Continue towards the end of this road and take a left onto Sabrina Way, the house will then be found to your left-hand side of the road.

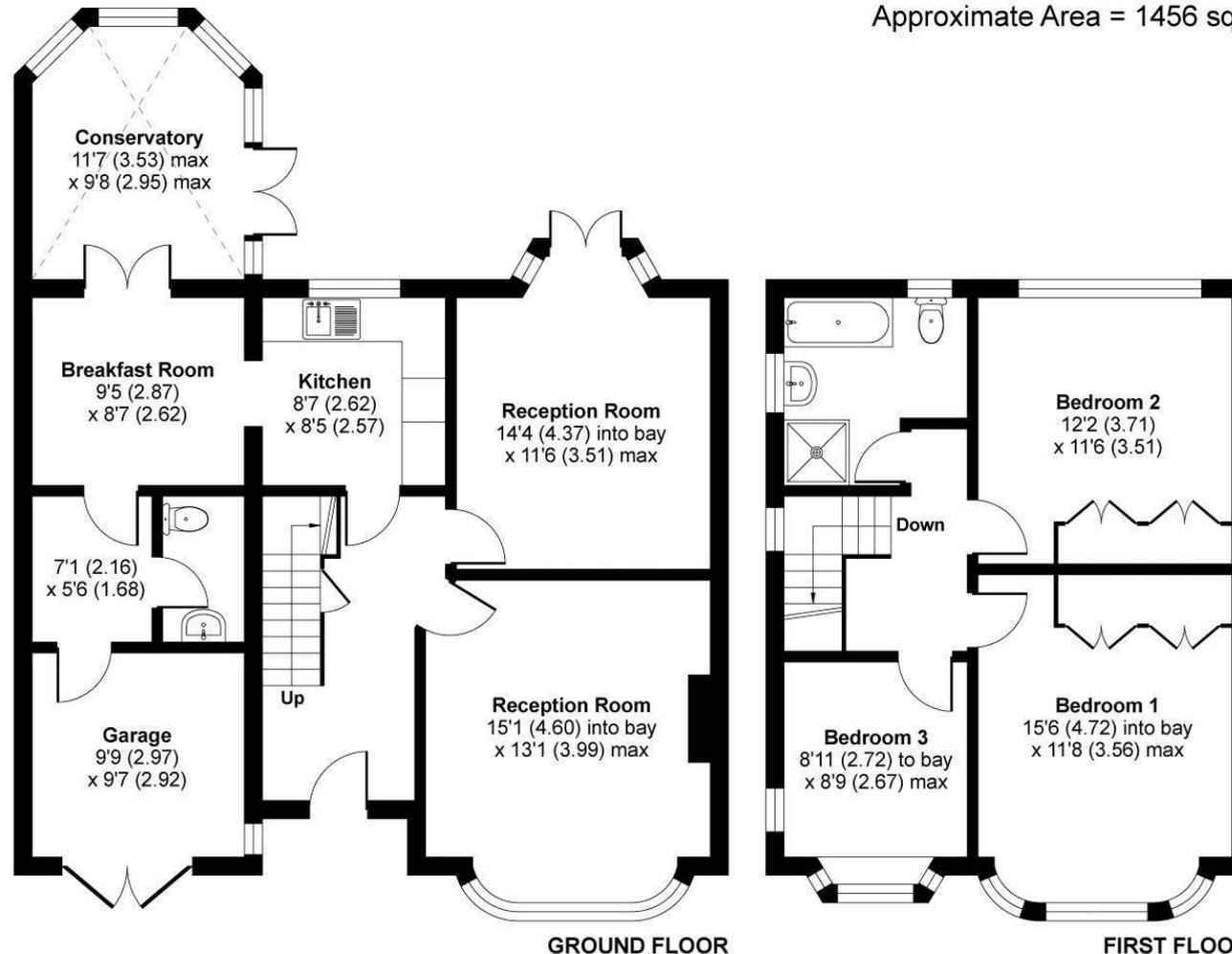
Energy Performance Certificate Rating D



Sabrina Way, Bristol, BS9

Approximate Area = 1456 sq ft / 135.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Leese & Nagle. REF: 938911



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.



Westbury-on-Trym Office
 125 Stoke Lane,
 Westbury-on-Trym,
 Bristol, BS9 3RW
 T 0117 962 2299
 wot@leeseandnagle.co.uk
 leeseandnagle.co.uk