



Stoke Bishop | Guide Price £765,000

leese & nagle 

21 Newlyn Avenue

Stoke Bishop, Bristol, BS9 1BP

- 1950's Semi Detached Family Home
- Immaculately Presented Throughout
- 4 Bedrooms and 2 Bathrooms
- Huge 23' x 17' Kitchen/Family/Dining Room
- 90' Large Rear Garden
- Off Street Parking
- Catchment, Stoke Bishop C of E School

This a beautifully presented 1950's 4-bedroom semi-detached home that offers truly versatile accommodation with ample downstairs living which is so highly sought after. The home is situated in the highly regarded Stoke Bishop district, just a stone's throw away from the highly reputed Stoke Bishop Primary School and in catchment for Bristol Free School. For the commuter it is within walking distance of Sea Mills Train Station and the park & Ride bus service along The Portway. Newlyn Avenue has much to offer to growing families and also those downsizing. With a much larger than average circa.90ft rear garden and off-street parking, this family home is not one to be missed.

On arriving inside the property, you are welcomed into an inviting entrance hall with access to stairs and doors to the ground floor rooms. To the front of the property is a bright, spacious sitting room with feature bay window, coving and attractive fireplace, incorporating coal effect gas fire with marble surround and a granite hearth. To the rear can be found a stunning kitchen/family/dining room with triple bi-fold doors that open onto the rear garden and two Velux windows bringing a beautifully light feel to the room. The area is modern and spacious and drenched in natural light whilst seamlessly connecting indoor and outdoor living spaces. This creates a wonderful environment for entertaining, relaxing, and enjoying the company of loved ones. The kitchen area has a range of attractive white wall and base units, 40mm oak work tops, Franke stainless steel sink, mixer tap, tiled splash backs, built-in stainless-steel oven, fitted gas hob, stainless steel cooker hood, space for fridge/freezer, timber effect flooring, breakfast bar, LED downlighters and a door through to bedroom 4. Off the kitchen to the right-hand side on entering is a useful utility room and downstairs shower room.

This home also offers downstairs accommodation to the rear of the property, as just mentioned, being a generous double size 4th bedroom, (currently used as the master bedroom). To the rear of this room is a dressing room/study which has independent access via side path and double doors. This could be adapted to create a self-contained annex if required and so subsequently allows lots of versatility.





Upstairs there is a spacious landing with doors to bedroom 1 with feature bay window to the front, a 2nd double bedroom and a 3rd single bedroom. The beautifully appointed family bathroom is to the rear of the property with contemporary white suite, comprising panelled bath with a drench shower and attachment, wash hand basin and WC, attractive fully tiled walls and LED lighting.

The front garden has a tarmac driveway with space for two cars and is surrounded by established shrubs and bushes. The rear of the property can be accessed via a double gate with side path, where halfway along is a useful bike and bin store.

The rear garden is a larger than average, being circa. 90-foot-long. This extensive outdoor space provides ample room for various activities and offers great potential for green-fingered enthusiasts or those who simply enjoy spending time outside. It is predominantly laid to lawn with extensive shrubs to either side and a mature tree. There is a large patio directly adjacent to the rear of the house and then at the far end of the garden is a part patio and part decked area with an outdoor kitchen BBQ space for 'al fresco' dining and to one side a significant feature being a large open timber garden room, being an ideal family chill zone. It enjoys a north-westerly aspect for catching the afternoon and evening sun. This family home is both spacious and beautifully presented and so we recommend viewing at the first opportunity.

Location: The neighbourhood is known for its tranquil ambiance and tree-lined streets. Nearby Stoke Bishop Primary School is a highly regarded. Henleaze Road and Westbury-on-Trym village also provides an excellent range of amenities, including supermarkets, banks, and convenience stores. Stoke Lodge playing fields are a stone's throw away and have a great children's play area and has recently been awarded 'Village Green' status. There is easy access to major road networks, including the A4 and the M5. Bristol city centre is approximately 4 miles. The area is well-served by bus routes and Sea Mills Railway station is a short walk away with a line to Temple Meads giving access to the main line network.



Directions

Directions: From our office on Stoke Lane, proceed to the end of the road and turn right onto Parrys Lane. At the mini roundabout turn right onto Shirehampton Road. Proceed along the road and take the 2nd turning left into Cedar Park, then first right into Newlyn Avenue. Number 21 can be found on the right-hand side.

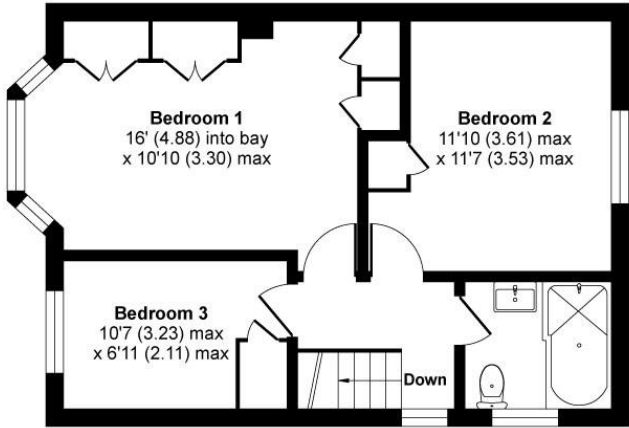
Energy Performance Certificate
Rating D



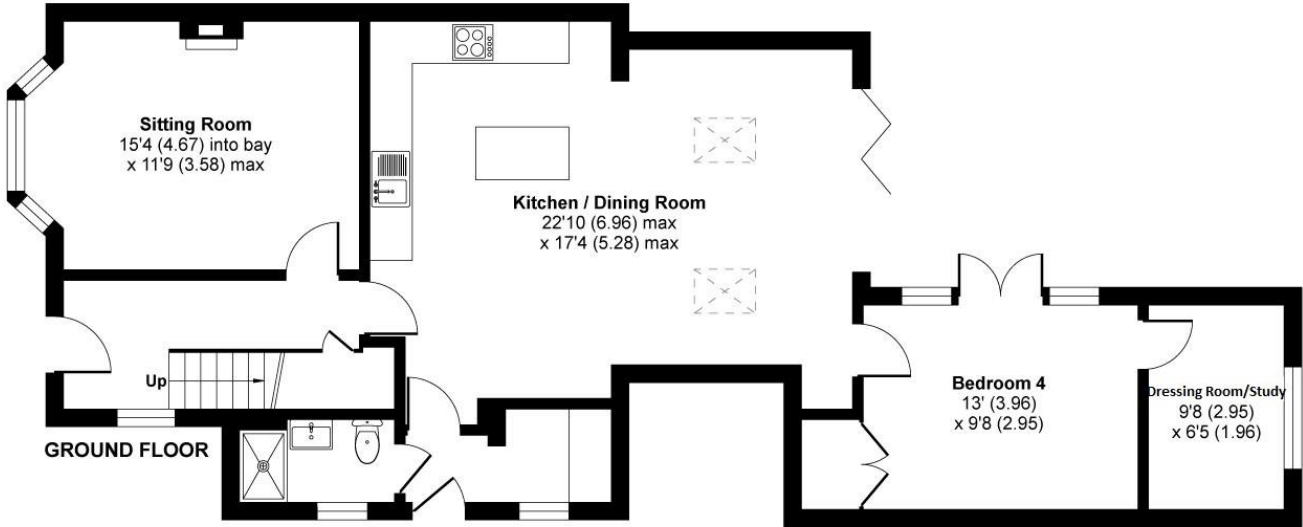
Newlyn Avenue, Bristol, BS9

Approximate Area = 1434 sq ft / 133.2 sq m

For identification only - Not to scale



FIRST FLOOR



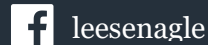
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Leese & Nagle. REF: 1050775



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.



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