



**Crows Grove, Bradley Stoke Bristol BS32 0DA**

**welcome to**

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### **Crows Grove**

This exceptional home managed to combine style, homeliness and modernity in perfect unison. The extremely well presented spaces including the 23ft Kitchen-diner are all flooded with light and highly user friendly! The property further includes an integrated garage, cloakroom and generous garden.

### **Entrance**

Attractive point of entrance access over the driveway.

### **Hallway**

A modern glazed door leads into the stylish (and spacious) hallway. The space is complete with modern floor and access is granted into the cloakroom alongside the stairs leading upwards. A glazed door helps share the beautiful light and leads onward into the living room.

### **Living Room**

17' 3" max x 10' 2" max ( 5.26m max x 3.10m max )  
The living room is presented to the highest standard and boasts dual aspect credential and huge light. The space is finished to the highest standard with spotlight and neutral decor. The linked nature given the adjacent dining room and extended kitchen offers dual aspect credentials back and front.

### **Dining Room**

10' max x 8' 9" max ( 3.05m max x 2.67m max )  
Again, beautifully presented with modern flooring and feature chandelier. As previous mentioned, there is shared light and views to the front and rear alongside high usability between the kitchen-diner and living room.

### **Kitchen**

23' 2" max x 17' 4" max ( 7.06m max x 5.28m max )

WOW! The phenomenal kitchen easily accommodates a full kitchen plus breakfast island alongside huge additional living and dining space. The theme continues as far as the light is concerned given the window and French doors to the garden aspect AND roof light windows in the extended section. For added convenience, the kitchen leads back into the dining room for extra convenience. Here includes a range of expected appliances.

### **Cloakroom W.C**

Very well presented to include WC, basin, spotlights and extractor. Continuation of wooden floor adds unity.

### **Stairs Leading Upwards**

Finished with carpet and wooden handrail. A landing window help grant further glorious light into this space.

### **Landing**

Well presented auditorium style landing leading to all areas.

### **Bedroom 1**

12' 2" max x 9' 7" max ( 3.71m max x 2.92m max )  
Very well presented double bedroom to the front aspect. Finished with carpet and stylish two-tone decor. Complete with mirror fronted built-in storage.

### **Bedroom 2**

10' 3" max x 10' 3" max ( 3.12m max x 3.12m max )  
Again, another very well presented double bedroom. Here is also light and bright and boasts garden views.

### **Bedroom 3**

8' 3" max x 6' 10" max ( 2.51m max x 2.08m max )

The third and final bedroom offers good proportions for a room of it's type and grants flexibility of use.

### **Bathroom**

8' 10" max x 6' 3" max ( 2.69m max x 1.91m max )  
Stylish and very well appointed to included an oversized bath with shower over plus glass screen, full vanity with integrated WC and basin, chrome heated towel rail and spotlights.

### **External Garage**

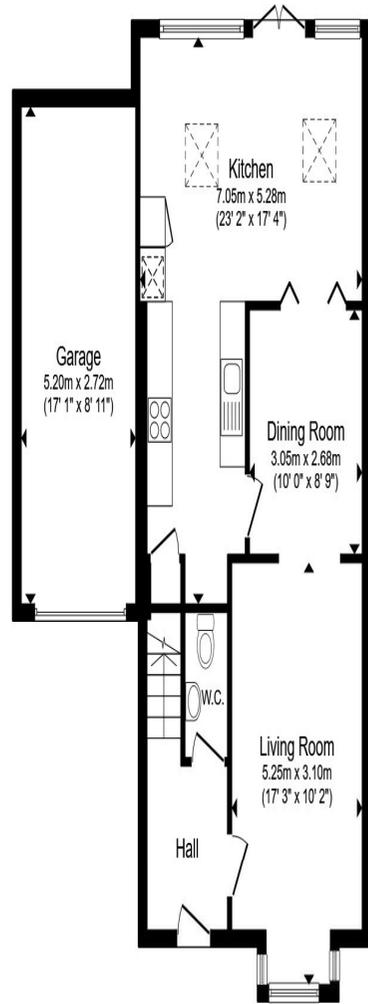
17' 1" max x 8' 11" max ( 5.21m max x 2.72m max )  
Well proportioned garage leading from the driveway with up-and-over doors.

### **Garden**

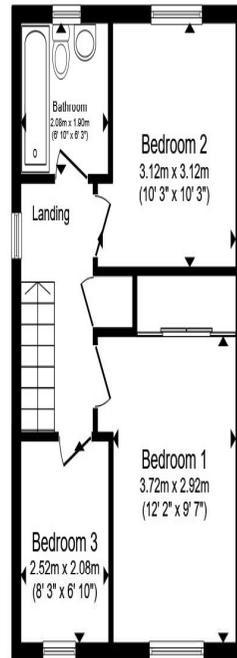
Generous garden with direct access from the house. Complete with well maintained boundaries and lawn space.

### **Driveway**

Space for multiple vehicles.



**Ground Floor**



**First Floor**

Total floor area 115.9 m<sup>2</sup> (1,248 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Crows Grove,  
Bradley Stoke Bristol**

- Stylish and Extended Three Bedroom Detached Home
- Superb 23ft Kitchen-Diner with Garden Views
- Exceptionally Well Presented Throughout
- Desirable and Convenient Bradley Stoke Location
- Spacious Garden / Side Access / Integrated Garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£400,000**



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