

LLOYD WILLIAMS

— ESTATE AGENTS & PROPERTY FINDERS —



3 REDWOOD, STOKE PARK ROAD SOUTH, SNEYD PARK, BRISTOL, BS9 1LS

SUPERB MODERN PROPERTY, IN EXCELLENT LOCATION

SUMMARY

- Five bedrooms
- Over 2200 sq. ft
- Large Garage
- Excellent location
- Good sized gardens
- Two en-suite bedrooms

SITUATION

Located in one of Bristol's most exclusive and quiet roads within the sought after suburb of Sneyd Park. Just moments from the open parkland of the renowned Clifton Downs, as well as the Clifton Suspension Bridge and Avon Gorge. The Downs boasts over 400 acres of open space and park land. Known as "The Downs" it offers wonderful walks and weekend sporting activities. Locally, there is a range of convenient shops at Stoke Hill, Clifton Village and Whiteladies Road. Access to the motorway network is via junction 18A of the M5 just (4 miles). There are many excellent private and state schools in the vicinity, including Clifton College, Clifton High School, Badminton School, QEH and Bristol Grammar School.

DESCRIPTION

Set within an exclusive development of only four houses, is a desirable five bedroom house in an ideal location close to The Downs boasting excellent Green Credentials. EPC rated A.

On entering the development you will note the simply exquisite large Redwood in the communal gardens. The houses within the gated development are set back from this exclusive quiet road. The property is presented with all modern luxuries and has been finished to the highest standard. The accommodation is laid out over four floors. As depicted via the floorplan there is a large Kitchen, Breakfast/ Snug that is finished to an excellent standard. The Kitchen is complete with a range of wall and base units, integrated appliances, dining area and snug off that overlooks the rear garden. To the front of the property is a good sized Sitting Room and W.C.

Upstairs the property benefits from five good size bedroom (two with en-suites) and family bathroom. On the lower ground floor is a useful Utility, Integral garage and W.C.

OUTSIDE

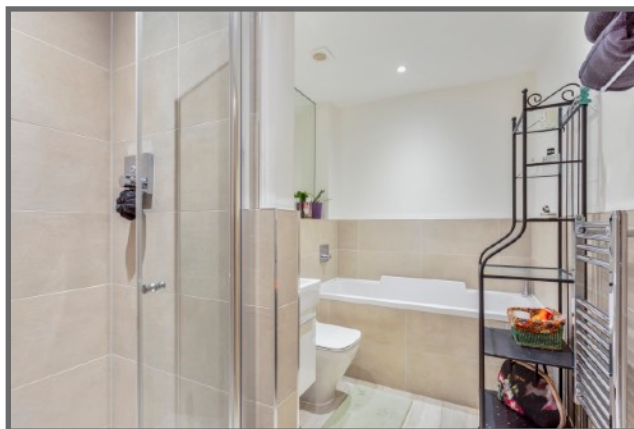
The property has a private patio and garden to the rear as well as access to a communal front garden. The house has parking for 3 cars by way of an integral garage, car port and an allocated space. Visitor parking is also provided.

DIRECTIONS

Proceed out of Clifton Village, over The Downs on Ladies Mile. At the end turn left and onto Stoke Hill. Take the first left onto Stoke Park Road South. Redwood will be found along on the left hand side.

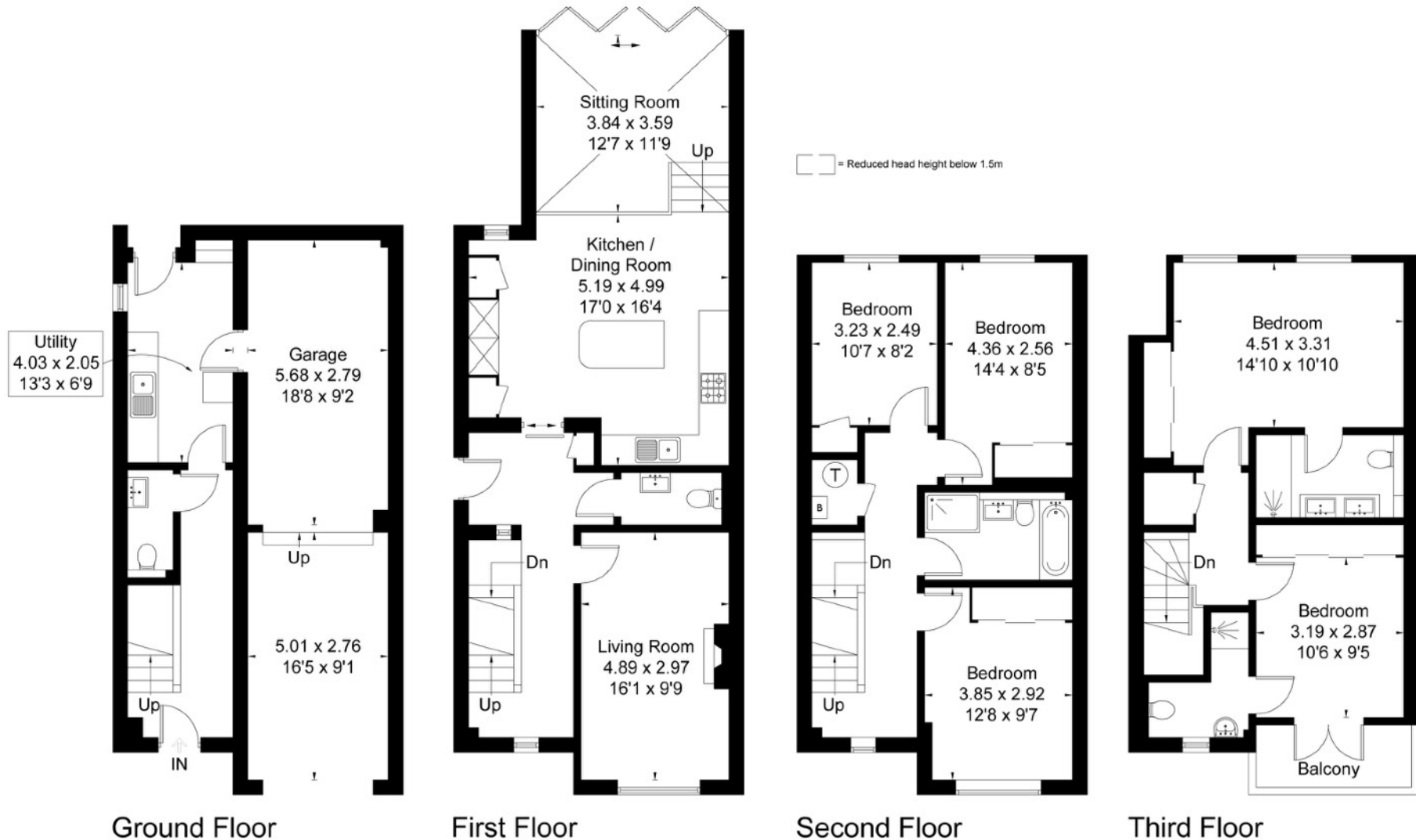
LOCAL AUTHORITY

Bristol City Council
Tel: 01179 222000





Approximate Area = 208.3 sq m / 2242 sq ft
 (Including Garage / Excluding Open Space)
 Including Limited Use Area (0.9 sq m / 10 sq ft)



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