



G R E G O R Y S  
— E S T A T E A G E N T S —

40 Stoneleigh Drive  
Bristol, BS30 7BZ

**£395,000**



Positioned to the end of this popular cul-de-sac, can be found this extended, semi detached property. Offered for sale with no onward chain this superb four bedroom home benefits a double storey side extension and single storey rear extension. The 'wow' factor is the superb open plan family room to the rear of the property. The newly fitted kitchen takes pride of place, complete with modern fitted units and matching island with breakfast bar. Vaulted ceilings allow for a pair of Velux windows bathing the room in natural light, whilst the 'French' doors provide access to the garden. The separate lounge can be found to the front of the property and provides a further seating area in addition to the family room. A cloakroom and utility room provide the practical essentials of any modern home and complete the ground floor accommodation. To the first floor, four bedrooms and a bathroom can be found. A single garage and driveway can be found to the front aspect, whilst to the rear a wonderful, easy maintenance garden can be found.

## ACCOMMODATION

### ENTRANCE HALLWAY

Upvc double glazed entrance door to the front aspect. stairs leading to the first floor, radiator, laminate flooring

### LOUNGE 15' 11" x 10' 6" (4.85m x 3.19m)

Double glazed window to the front aspect, laminate flooring, radiator, coved ceiling, door leading to the kitchen

### KITCHEN / DINING / FAMILY ROOM 19' 10" x 19' 2" (6.04m x 5.83m)

(Measurements taken to the maximum points) A superb open plan room with vaulted ceiling to parts with two 'Velux' windows to the rear aspect, double glazed window and double glazed 'French' doors with side panel windows to the rear aspect, spot lighting, two radiators, tiled flooring, doors to the utility room and cloakroom. The newly re-fitted kitchen comprises matching wall and base units with quartz work surfaces over, a matching island and breakfast bar, one and a half bowl sink and drainer unit with extendable mixer tap over, panelled splash backs, integral oven and five ring electric hob with extractor hood over, space and plumbing for a fridge / freezer, integrated dishwasher, feature plinth lighting, tiled flooring

### CLOAKROOM

A two piece white suite comprising a close coupled wc and wash hand basin set in contemporary vanity unit with storage under and work surface over, a heated towel radiator, storage cupboard housing a 'Vaillant' gas combination boiler

### UTILITY ROOM

Double glazed window to the side aspect, radiator, laminate flooring, tiled flooring, a selection of wall units, space and plumbing for a washing machine and tumble dryer, work surface over

### FIRST FLOOR LANDING

Stairs leading from the ground floor, loft hatch, storage cupboard, doors to rooms

### BEDROOM ONE 13' 11" x 9' 4" (4.25m x 2.85m)

(Measurements taken to maximum points into wardrobe) Two double glazed window to the front aspect, radiator, storage cupboard

### BEDROOM TWO 9' 3" x 8' 10" (2.82m x 2.69m)

(Measurements taken to maximum points) Double glazed window to the rear aspect, radiator, laminate flooring

### BEDROOM THREE 12' 11" x 5' 11" (3.93m x 1.81m)

(Measurements not including the entrance recess) Two double glazed windows to the rear aspect, radiator, laminate flooring

### BEDROOM FOUR 7' 0" x 6' 5" (2.14m x 1.96m)

Double glazed window to the front aspect, radiator, laminate flooring

### BATHROOM

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath electric shower over, tiled splash backs to wet areas, tiled effect flooring, chrome heated towel radiator, extractor fan, obscure double glazed window to the side aspect

### FRONT ASPECT

An area of lawn with borders of plants and shrubs, paved pathway leading to the property.

### REAR ASPECT

An easy maintenance garden laid to artificial lawn, patio to paving and an area of decking, borders of plants, enclosed via boundary fencing

### GARAGE & PARKING

Located to the front aspect the single garage provides vehicle access via an up and over door whilst a driveway provides off street parking for two vehicles





Ground Floor  
604 sq.ft. (56.1 sq.m.) approx.

1st Floor  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy performance certificate (EPC)

40, Stoneleigh Drive Barrs Court BRISTOL BS30 7BZ	Energy rating <b>C</b>	Valid until: <b>17 June 2029</b>
		Certificate number: 9288-6055-6206-7501-8940

Property type: Semi-detached house

Total floor area: 108 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

