



Holyrood Close

Stoke Gifford, Bristol BS34 8TD

- Convenient location close to Rothwell's amenities, schools, and transport links
- Recently refreshed, well-maintained throughout
- Driveway parking
- Three bedroom semi-detached home

£344,995 Freehold





Location

Full Description

Positioned within a quiet, non-through cul-de-sac, the property offers a peaceful and private setting while remaining conveniently close to local amenities, reputable schools and excellent transport links, making it an ideal choice for families and professionals seeking both comfort and connectivity. The property boasts attractive kerb appeal, complemented by a well-maintained frontage and a generous private driveway providing off-street parking for several vehicles. Upon entering, you are welcomed by a bright and inviting entrance hall, finished with modern flooring and filled with natural light, which leads effortlessly into the main living areas.

The spacious living room forms the central hub of the home, offering a stylish yet cosy environment perfect for everyday living and entertaining. Full-height glazed doors flood the space with natural light while creating a seamless transition into the conservatory. This versatile addition provides an excellent secondary reception space, ideal for dining, relaxing or enjoying views of the garden throughout the seasons.

Situated at the front of the property, the kitchen/diner is both practical and welcoming, featuring a well-planned layout with ample worktop space, a range of integrated appliances and plenty of storage. There is also sufficient space for a family dining table, making it perfectly suited to modern family life, from busy weekday mornings to relaxed evening meals.

Upstairs, the home offers three well-proportioned bedrooms. The principal bedroom is a generous double with ample room for wardrobes and furnishings. The second bedroom is another comfortable double, ideal for children or guests, while the third bedroom offers flexibility as a nursery, home office or study space depending on individual requirements.

The bedrooms are served by a contemporary family bathroom finished to a high standard, featuring a modern three-piece suite including an large shower over bath, stylish tiling and sleek fittings, creating a fresh and sophisticated space.

Externally, the west-facing rear garden is a standout feature of the property. Enjoying a good degree of privacy and plenty of afternoon and evening sunshine, the garden is thoughtfully arranged with a patio area perfect for outdoor dining and a level lawn

ideal for children or simply relaxing. Direct access from the conservatory enhances the seamless flow between indoor and outdoor living.

A further benefit is the integral garage, which has been partially converted to create a dedicated home office or study, an excellent solution for remote working, while still retaining useful storage and garage space.

The property is ideally positioned within easy reach of major transport connections, including nearby rail links offering direct services to London, as well as convenient access to major road networks connecting Bristol city centre, Bath and the wider South West and Midlands.

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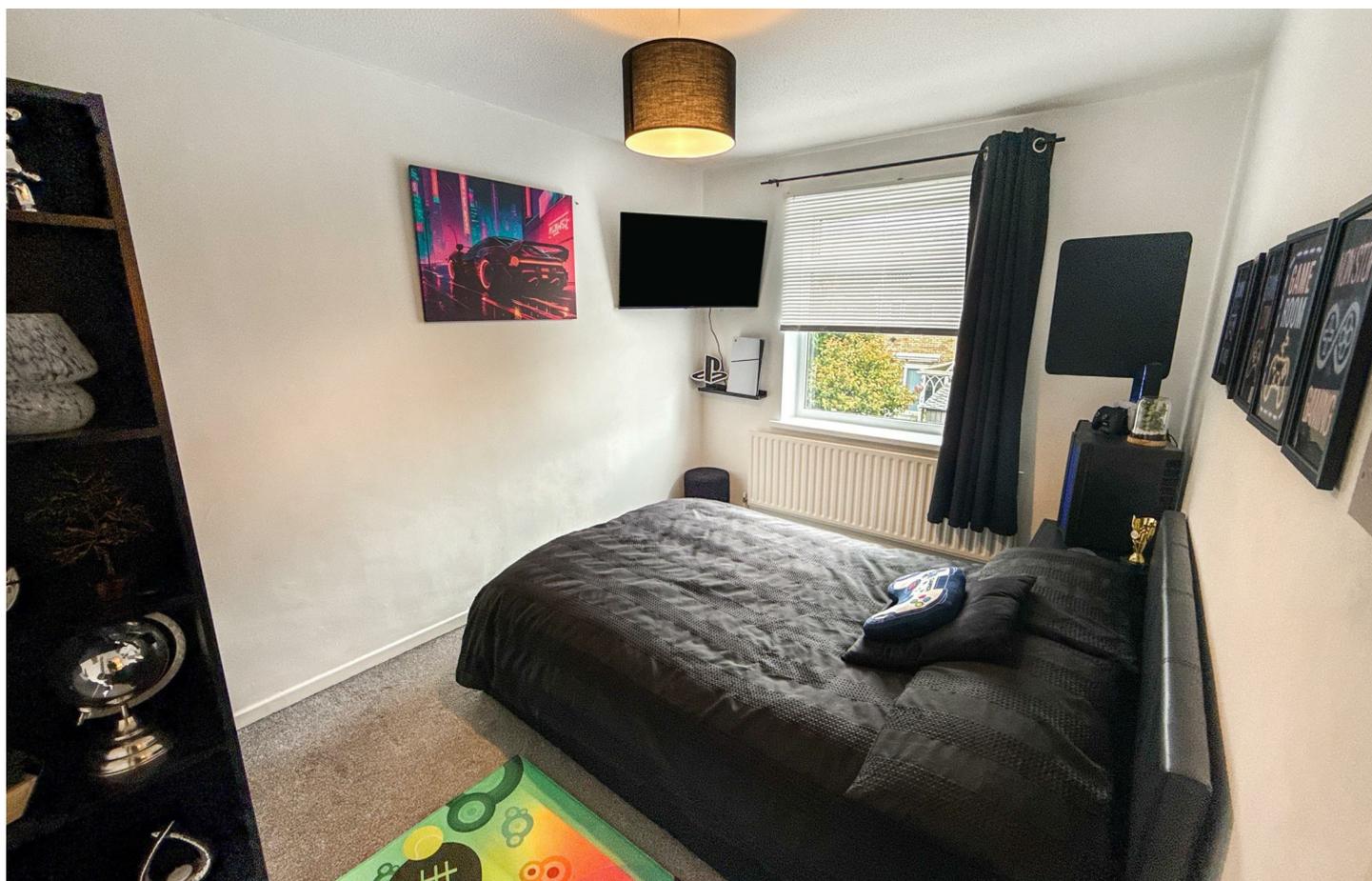
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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Local Authority
Council Tax Band
EPC Rating **C**



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