

4 Bed Semi-Detached In Amberley Road , Patchway, Bristol, BS34 6BX

£2,350 Monthly





SHORT DESCRIPTION

Property Ref: 15745 Amberley Road, Stoke Lodge, Bristol BS34 Exceptional 4-Bedroom, 3-Bathroom Home with Large Private Garden

Key Features • Rarely available - three full bathrooms • Impressive open-plan kitchen and living area • Large private rear garden backing onto greenery • Extended & renovated throughout to a high standard • Quiet, well-connected residential location

Description A beautifully extended four-bedroom home, set in a peaceful corner of Stoke Lodge, offering an exceptional sense of space, natural light and refined modern living throughout. To the rear, the property opens into a striking open-plan kitchen, dining and living area. Roof lights and full-height bifold doors fill the space with daylight and open directly onto the garden, with views across the garden at sunset and a clear connection between interior and exterior areas. The layout is well considered, with a practical arrangement that works equally well for families and professional households.

Living Space The main living area forms the heart of the home, with a natural, seamless flow between kitchen, dining and seating areas. Full-height bifold doors extend the space into the garden, allowing natural light to move through the interior and providing open views across the outdoor area. The kitchen is finished to a high standard with stone worktops, contemporary fittings and excellent storage, combining style with everyday practicality.

Bedrooms & Bathrooms Four well-proportioned bedrooms offer flexibility for families, home working or guest accommodation. • Principal bedroom with ensuite • Additional bedrooms with pleasant outlooks and garden views The property benefits from three full bathrooms: • Family bathroom with enclosed shower • Ensuite bathroom with bathtub • Ground floor shower room & WC A rare and highly practical feature for a home of this size.

Outdoor Space & Parking The rear garden offers a private and peaceful setting, backing onto greenery and not overlooked. A rear access point leads to a private parking area for two or more vehicles, with additional on-street parking available.

Location Well positioned in Stoke Lodge, with convenient access to: • Major employers including Airbus, Rolls-Royce and MOD Abbey Wood • Excellent road links via the A38, M4 and M5 • Bristol Parkway and Patchway stations • Cribbs Causeway, Willow Brook Centre and local amenities

Additional Information • Council Tax Band C (South Gloucestershire Council) • EPC Rating: D (assessed prior to renovation, further improvements made since) • Gas central heating, underfloor heating and double glazing • Driveway parking with additional on-street parking available • Property offered part-furnished • Garage is not included within the tenancy and is not part of the standard offering. Available now. Early viewing recommended.

4

Bed Room(s)

3

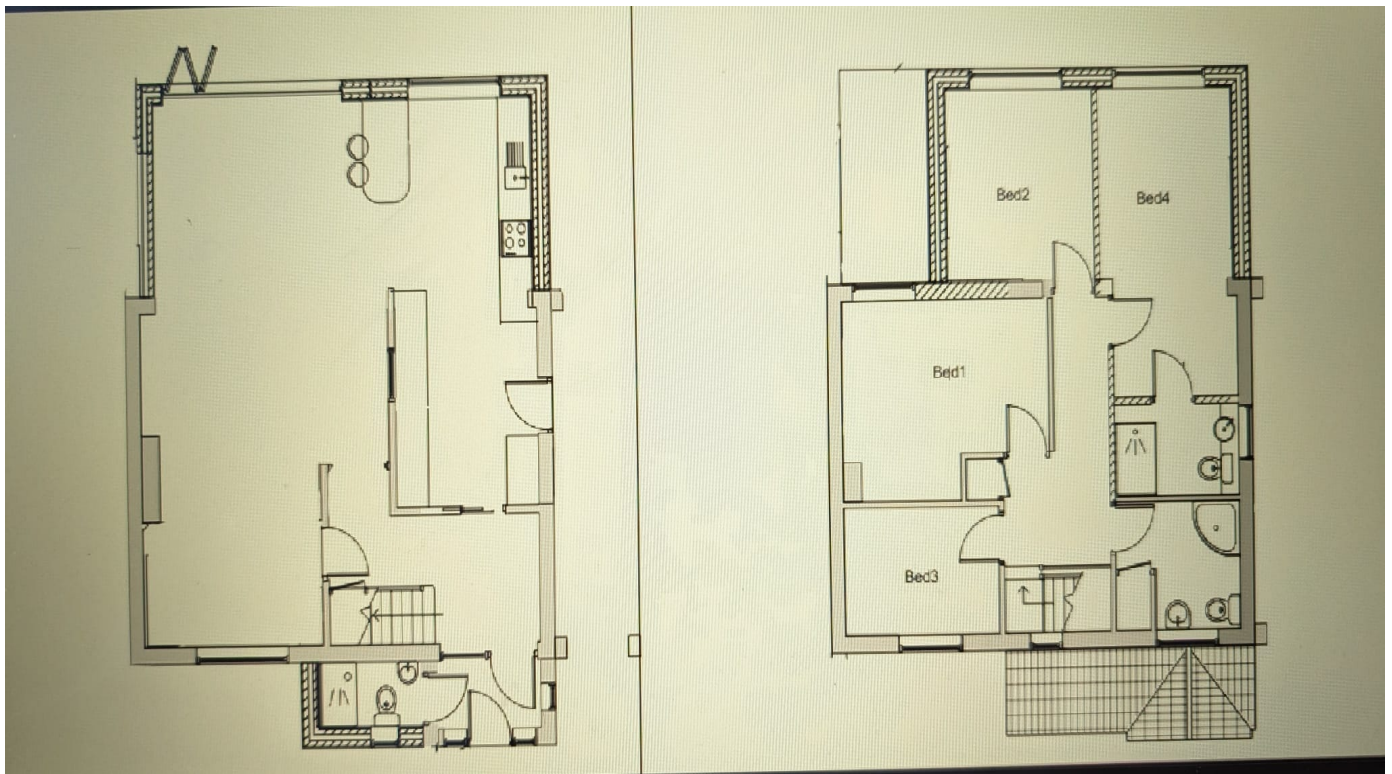
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	84 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 energy rating is D. It has the potential to be C.

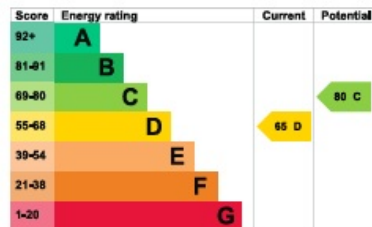
[See how to improve this property's energy efficiency.](#)

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



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