



8 Kings Drive, Bishopston

Guide Price £1,100,000

RICHARD
HARDING



8 Kings Drive, Bishopston, Bristol, BS7 8JP

RICHARD
HARDING

An exceptionally spacious 4 double bedroom (1 with en-suite) semi-detached family home enjoying a fabulous 68ft x 30ft garden, lower ground floor studio room with additional expansive cellar storage space, off road parking and wonderful views.

Key Features

- Situated in a prime location for families, on a desirable road within 850 metres of Redland Green School, as well as within 400 metres of Bishop Road Primary School, offering the convenience of being within easy reach of the local shops, cafes and bus connections of Gloucester Road, as well as Waitrose supermarket and North View.
- Gorgeous extended 27ft x 19ft sociable kitchen/dining/living area with 5 bi-folding doors accessing the raised decked terrace and incredible rear garden.
- Stylish and tastefully updated interior.
- Accommodation: balanced and well-arranged accommodation with high ceilings, good proportioned rooms and a pleasing layout including: bay fronted sitting room, extended 27ft x 19ft family kitchen/dining/living room, utility room, ground floor cloakroom/wc, lower ground floor studio room (19ft x 10ft), perfect for teenagers playroom, work space from home or gym/hobby space. Upstairs there are 3 double bedrooms and a bathroom and a loft converted double bedroom with en-suite.
- Outside: off road parking to the front with handy gated side access through to a gorgeous 68ft x 30ft rear garden with an open aspect to rear towards the neighbouring sports fields giving the garden a further sense of space and privacy.
- A much loved and well-presented family home in a superb location.





GROUND FLOOR

APPROACH: via brick paved driveway providing off road parking leading beside a low maintenance front garden to the attractive covered entrance and part glazed period main front door leading into the entrance hallway.

ENTRANCE HALLWAY: (16'0" x 6'2") (4.88m x 1.88m) a welcoming entrance hallway with original staircase rising to first floor landing with useful understairs storage and understairs cloakroom/wc. Tessellated tiled flooring leading to engineered oak flooring, low level meter cupboard, picture rail and period stripped pine doors leading through to the sitting room and large L shaped extended kitchen/dining/family room.

SITTING ROOM: (15'5" max into bay x 15'0" max into chimney recess) (4.70m x 4.57m) a tastefully decorated bay fronted sitting room with high ceilings, picture rail, feature fireplace with period surround and mantle, built in low level storage cabinets to chimney recesses with floating shelving over, box bay to front comprising double glazed windows, exposed stripped floorboards and a radiator.

KITCHEN/DINING/FAMILY ROOM: (27'0" in depth x 13'0" in family room expanding to 19'10" in kitchen/dining area) (8.23m x 3.96m/6.04m) a wonderful large sociable hub of the house described in two sections as follows:-

Family Room: a good sized living space with ample room for sofas with high ceilings, picture rail, fireplace with stone surround and mantle, slate hearth and wood burning stove, engineered oak flooring, radiator, further contemporary upright radiator and wide wall opening connecting through to:-

Kitchen/Dining Room: a wonderful light filled kitchen/dining space spanning the width of the house with a modern fitted kitchen comprising glass white units with white quartz worktop over and central island with overhanging breakfast bar. Inset stainless steel sink, integrated fridge/freezer and dishwasher, chimney recess with appliance space for range cook with built in chimney hood over, space for family sized dining table and chairs, 3 large Velux skylight windows, feature wall alcoves with inset spotlights and cupboards with wine racks beneath, 5 bi-folding doors provide a seamless access onto the raised decked terrace with steps down onto a good sized garden, which also enjoys lovely leafy views over the rear garden towards the playing fields behind. Door leads off the kitchen/dining space to a utility room.

UTILITY ROOM: (9'7" x 8'4") (2.92m x 2.54m) a good sized utility space with base and eye level cupboards and drawers with worktops over and large inset sink. Wall mounted Vaillant gas central heating boiler, plumbing and appliance space for washing machine and dryer, radiator, part glazed door with built in cat flap accessing the side of the property which leads out to the rear garden and gated access to the driveway at the front.

CLOAKROOM/WC: low level wc, wall mounted wash basin, extractor fan, radiator and floor hatch accessing some steps leading down into the expansive sub floor cellar space.

FIRST FLOOR

LANDING: a staircase continuing up to the second floor landing, double glazed window to side providing plenty of natural light through the stairwell and doors leading off to bedroom 1, bedroom 2, bedroom 4 and family bathroom/wc.

BEDROOM 1: (front) (15'5" max into bay x 12'6" max into chimney recess) (4.70m x 3.81m) a large double bedroom with high ceilings, picture rail, radiator, bay window to front comprising double glazed windows with built in window seat and storage beneath.

BEDROOM 2: (rear) (13'1" x 11'0" max into chimney recess) (3.99m x 3.35m) a double bedroom with high ceilings, picture rail, radiator and double glazed windows to rear offering a fabulous view over the rear and neighbouring gardens and local sports playing field towards the bath hills in the distance.

BEDROOM 4: (rear) (10'4" x 9'7") 3.15m x 2.92m) a small double bedroom with double glazed windows to rear offering a similar outlook as bedroom 2, radiator, an attractive period fireplace and high ceilings with picture rail.

FAMILY BATHROOM/WC: (8'8" x 6'10") (2.64m x 2.08m) a modern white bathroom suite comprising a good sized double ended bath with central mixer taps and system fed shower over with glass shower screen, low level wc, 2 bowl wash basins set into a marble counter with storage beneath. Heated towel rail, inset spotlights, extractor fan and double glazed window to front, underfloor heating.

SECOND FLOOR

LANDING: double glazed window to side providing natural light through the stairwell and useful recessed storage/airing cupboard and door accessing a loft converted bedroom 3.

BEDROOM 3: (14'9" max taken below sloped ceilings x 14'0") (4.45m x 4.27m) a double bedroom with Velux skylight windows to front and rear, low level hatches access eaves storage space, radiator and door accessing:

En Suite Shower Room/wc: a corner shower enclosure with system fed shower, low level wc, wall mounted wash basin, heated towel rail, inset spotlights, extractor fan and Velux skylight windows.



LOWER GROUND FLOOR

STUDIO ROOM: (19'10" x 10'10" with a ceiling height of 6'9") (6.04m x 3.30m/2.06m) a fantastically useful low ground floor room perfect for a hobby space, games room, gym, work place from home etc. This space has inset spotlights, double glazed window and double glazed patio doors. Power sockets. Currently no heating but this could be connected to the main central heating or an electric heater installed. High level double doors provide access into the undercroft cellars, which are expansive storage cellars running beneath the main body of the house.

OUTSIDE

OFF ROAD PARKING & FRONT GARDEN: the property has the advantage of a driveway providing off road parking with a low maintenance level front garden beside laid to stone chippings with high level managed hedgerow to front offering privacy and useful gated side access through to the rear garden.

REAR GARDEN: (approx. 68ft x 30ft) (20.73m x 9.14m) a gorgeous good sized rear garden mainly laid to lawn with raised deck seating area closest to the kitchen/dining space, well stocked flower borders frame the garden on either side with a pathway leading down to the left hand side of the garden to a block paved area at the bottom which enjoys much of the day's sunshine. Gated access onto a rear access lane and handy gated side access through to the driveway at the front. Beneath the decked seating area there are double glazed double doors accessing the lower ground floor studio room and cellars. Beyond the rear lane, there is a wooded area, prior to the sports field, which the sellers own a section of.

IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is freehold. This information should be checked with your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: E

PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:
<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.

- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



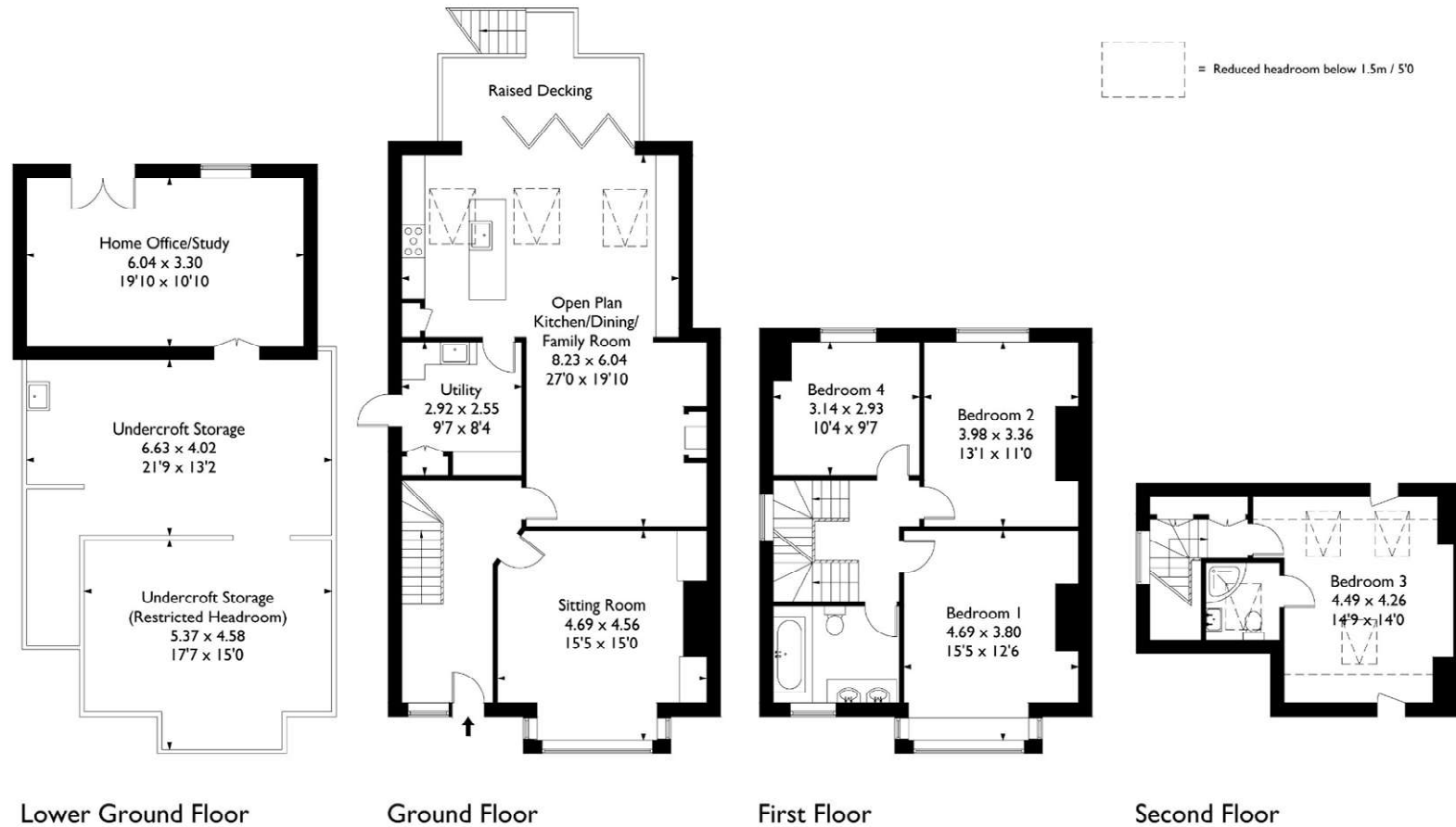


Kings Drive, Bishopston, Bristol BS7 8JP

Approximate Gross Internal Area 180.50 sq m/ 1943.50 sq ft

Undercroft Area 51.90 sq m/ 558.1 sq ft

Total Area 232.40 sq m/ 2501.60 sq ft



This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.