



2 Kingsmill, Stoke Bishop

Guide Price £975,000

RICHARD  
HARDING



# 2 Kingsmill,

Stoke Bishop, Bristol, BS9 1BZ

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A well proportioned 4 bedroom (one with ensuite), 3 reception room, 2 storey detached family home situated in a desirable and peaceful cul-de-sac in Stoke Bishop. Offering exciting scope for updating and personalisation and enjoying off-street parking for 2 cars, a double garage and a sunny rear garden.

## Key Features

- Offered with no onward chain making a prompt and convenient move possible.
- Versatile accommodation and exciting scope to update and personalise to suit individual tastes and requirements.
- Tucked away in a peaceful cul-de-sac in leafy Stoke Bishop, within easy reach of bus connection and local shops of Stoke Hill and Stoke Lane as well as the green spaces of Canford Park, Stoke Lodge and Durdham Downs.
- **Ground Floor:** entrance hallway, generous sitting room flowing through to dining room/reception 2, separate kitchen/breakfast room with adjoining utility room, reception 3/home office, cloakroom/wc.
- **First Floor:** landing, four bedrooms (one with ensuite) and a family bathroom/wc.
- A superb opportunity to acquire a well located detached family home with great potential.





## GROUND FLOOR

**APPROACH:** via driveway which provides off street parking for two vehicles. The driveway leads up to the double garage (two single doors) and pathway leading to the covered entrance and the main front door to property.

**ENTRANCE HALLWAY:** spacious entrance hallway with doors off to the sitting room, dining room/reception 2, kitchen/breakfast room, home office/ reception 3 and cloakroom/wc.

**SITTING ROOM:** (19'11" x 14'8") (6.07m x 4.47m) good sized sitting room at the rear of the building with sliding patio doors to the rear elevation accessing the sunny rear garden, further double glazed window to side. Radiator, ceiling coving and glazed double doors accessing dining room/reception 2.

**DINING ROOM/RECEPTION 2:** (12'6" x 10'4") (3.80m x 3.16m) ceiling coving, radiator, double glazed windows to the rear elevation overlooking the rear garden.

**KITCHEN/BREAKFAST ROOM:** (12'0 x 8'9") (3.65m x 2.67m) a range of pine built-in kitchen units with roll edged laminated worktops over. Integrated appliances include double oven, 4 ring ceramic hob with extractor hood over, inset 1½ bowl sink and drainer unit. Plumbing and appliance space for dishwasher. Ample space for breakfast dining furniture, double glazed window to side elevation, door accessing:-

**UTILITY ROOM:** (9'1" x 7'10") (2.78m x 2.39m) good sized utility space with plumbing and appliance space for washing machine, dryer and fridge/freezer. Wall mounted Worcester gas central heating boiler double glazed window to side elevation and part glazed door to side accessing gated side pathway leading from the front of the property through to the rear garden.

**CLOAKROOM/WC:** (7'9" x 5'6") (2.36m x 1.68m) low level wc, wash basin with storage cabinet beneath, corner cupboard (housing fuse box for electrics), tiled floor, radiator and obscured double glazed windows to front.



## FIRST FLOOR

**LANDING:** spacious landing with window to front elevation providing natural light to the landing and stairwell. Doors lead off to all four bedrooms, the family bathroom and an airing cupboard housing lagged hot water tank and slatted shelving.

**BEDROOM 1:** (13'9" x 13'1") (4.18m x 4.0m) principal double bedroom with windows to the rear offering a lovely outlook over the rear garden., radiator, TV point and door accessing:-

**Ensuite Bathroom/wc:** white suite comprising panelled bath with system fed shower over and glass shower screen, low level wc and pedestal wash basin, tiled walls, tiled floor, double glazed window to side, heated towel rail and radiator.

**BEDROOM 2:** (11'10" x 10'4") (3.61m x 3.14m) double bedroom with double glazed window to the rear elevation overlooking the rear garden. Built-in wardrobes with mirrored doors and radiator.

**BEDROOM 3:** (11'9" x 8'2") (3.59m x 2.48m) double glazed window to rear overlooking the rear garden and radiator.

**BEDROOM 4:** (10'7" x 8'0) (3.22m x 2.43m) double glazed window to side and radiator.

**BATHROOM/WC:** white suite comprising panelled bath with system fed shower over and glass shower screen, low level wc and pedestal wash basin, tiled walls, tiled floor, double glazed window, heated towel rail.

## OUTSIDE

**FRONT GARDEN AND PARKING:** driveway to the front of the property providing off-street parking for 2 cars with deep flower borders containing various mature shrubs.



**REAR GARDEN: (55'0 x 35'0) (16.75m x 10.66m)** a lawned rear garden with a southerly orientation and plenty of privacy. Paved seating area closest to the property, high level hedged boundaries, further lawned section to the side and gate access to the front.

**GARAGE: (18'7" x 18'1") (5.66m x 5.52m)** two up and over single garage doors access the open internal double garage space with a pitched roof, power, light, window to front elevation and part glazed door to side elevation accessing the gated side access pathway.

### **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: G

#### **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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

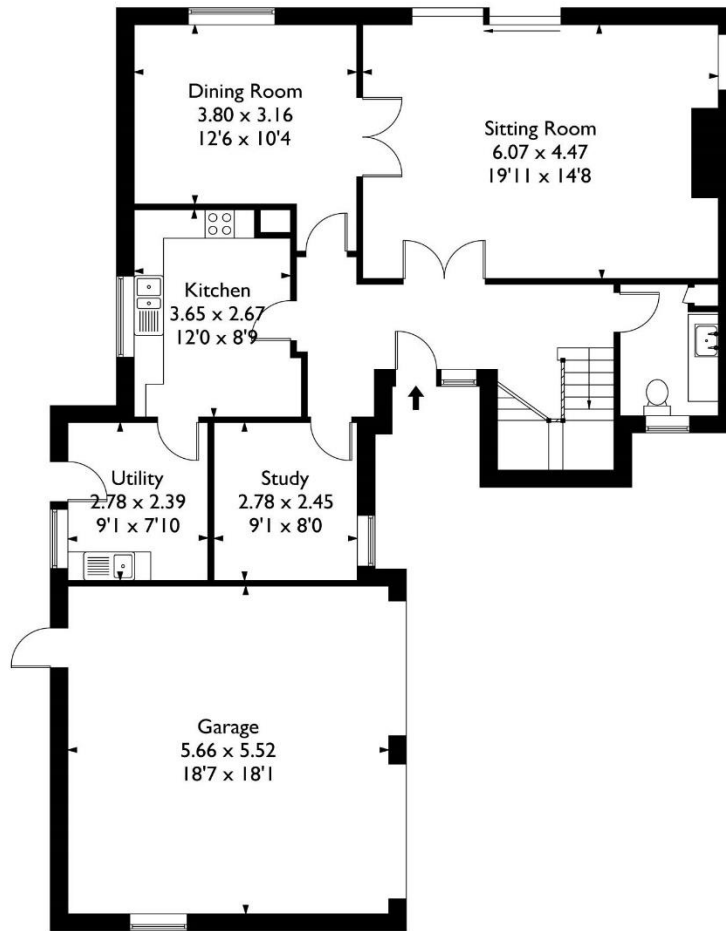
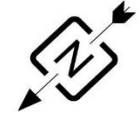
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



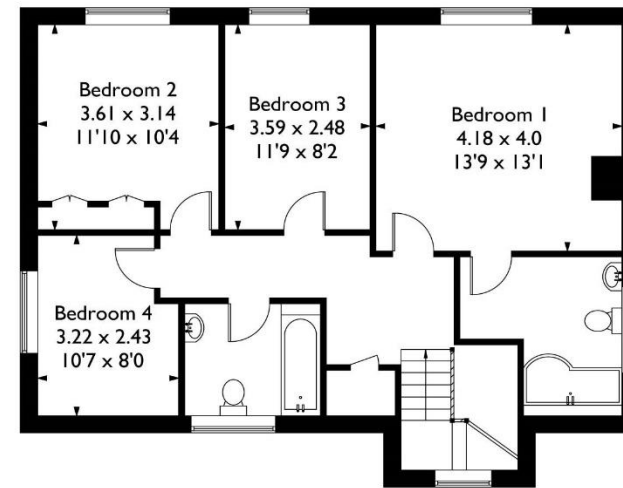


# Kingsmill, Stoke Bishop, Bristol BS9 1BQ

Approximate Gross Internal Area 185.81 sq m / 2000 sq ft



Ground Floor



First Floor

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.