



31 Druid Road, Stoke Bishop

Guide Price Range £1,250,000 to £1,350,000

RICHARD  
HARDING







# 31 Druid Road

Stoke Bishop, Bristol, BS9 1LJ

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**Sold for the first time in almost 60 years – this much loved 4 double bedroom detached family home is situated in an incredible peaceful and desirable cul-de-sac in the heart of Stoke Bishop. Enjoying good sized front and rear gardens, off road parking for several cars and a garage.**

## Key Features

- Offered with no onward chain making a prompt and stress free move possible.
- In a sought after and prestigious location on a peaceful cul-de-sac within walking distance of Sneyd Park Nature Reserve and the Downs, offering vast green open spaces to explore.
- Excellent transport links both in and out of Bristol either by bus, car or Sea Mills train station, providing a direct link to Clifton, Redland and Bristol Temple Meads.
- **Ground Floor:** entrance hallway, a good sized sitting room with direct access out onto the rear garden, separate dining room/reception 2, kitchen/breakfast (also accessing the rear garden), ground floor cloakroom/wc and understairs storage space.
- **First Floor:** landing, principal bedroom with adjoining small shower room, bedroom 2 with neighbouring dressing room or occasional bedroom, bedroom 3, bedroom 4 and family bathroom/shower/wc.







## **GROUND FLOOR**

**APPROACH:** via a generous gated driveway affording off road parking for several vehicles. The driveway sweeps up to the right hand side of the property beside a lawned front garden to an attractive covered entrance where you will find the main front door to the property.

**ENTRANCE HALLWAY:** a welcoming entrance hallway with staircase rising to the first floor landing with understairs cloaks cupboard, radiator with decorative cover, alarm control panel, high level meter cupboard housing fuse box and meter for the electrics and part glazed doors lead off to the sitting room, reception 2/dining room, kitchen/breakfast room and ground floor cloakroom/wc.

**SITTING ROOM:** (22'6" max reducing to 15'3" x 11'11") (6.89m/4.65m x 3.62m) a light and airy sitting room with feature chimney recess with copper chimney hood and high level timber lintel, an abundance of natural light provided by glazing on three sides with sliding double doors to rear accessing the rear garden with further double glazed windows on the front and side overlooking the front garden, ceiling cornicing and radiators.

**DINING ROOM/RECEPTION 2:** (15'11" x 14'6" max into bay) (4.86m x 4.43m) a good sized dining room with high ceilings, ceiling cornicing and bay window to front comprising double glazed windows, offering a lovely open outlook over the front garden and driveway towards the cul-de-sac end of Druid Road. Further double glazed window to side, feature period fireplace and radiator.

**KITCHEN/BREAKFAST ROOM:** (16'11" x 9'6") (5.16m x 2.89m) a modern fitted kitchen comprising base and eye level cupboards and drawers with wood block effect worktop over and inset 1½ bowl sink and drainer unit. Appliance space for range cooker, fridge/freezer, washing machine and dishwasher. Space for breakfast table with built in bench seat behind, double glazed window to side and sliding double glazed doors to rear providing a seamless access out onto the rear garden. Louvred doors access a recessed larder cupboard and further boiler/storage cupboard, housing the Ideal gas central heating boiler.

**CLOAKROOM/WC:** low level wc, wash hand basin, tiled floor and window to rear.

## **FIRST FLOOR**

**LANDING:** a central landing filled with natural light provided by the double glazed aluminium framed window to rear, which offers a lovely leafy outlook over the rear and neighbouring gardens with the local church spire visible through the trees behind. Doors off to all 4 bedrooms and the generous family bathroom/shower/wc.

**BEDROOM 1:** (front) (21'0" max to built-in wardrobes x 11'11") (6.39m x 3.64m) dual aspect double glazed windows to front and side, radiator, built in wardrobes and door accessing a small shower room with shower enclosure and sink.

**BEDROOM 2:** (12'8" x 10'0" max into chimney recess) (3.86m x 3.04m) a double bedroom with double glazed window to side, a radiator and door with two steps down into an adjoining dressing room/occasional bedroom 5.

**DRESSING ROOM/OCCASIONAL BEDROOM 5:** (10'6" x 7'9") (3.19m x 2.35m) currently used as an additional bedroom, but would work well as a home office or dressing room with dual aspect windows to rear and side.

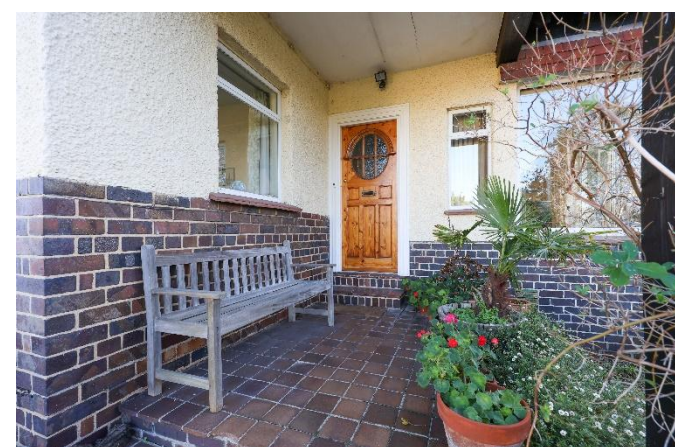
**BEDROOM 3:** (12'1" max taken below sloped ceilings x 11'11") (3.69m x 3.62m) a double bedroom with double glazed window to front, further original porthole window to side and a radiator.

**BEDROOM 4:** (rear) (11'11" x 7'5") (3.63m x 2.27m) a smaller double bedroom with double glazed window to rear offering a lovely outlook over the rear garden.

**FAMILY BATHROOM/SHOWER/WC:** (10'0" x 9'6" max inclusive of airing cupboard) (3.05m x 2.90m) a white suite comprising double ended panelled bath, corner shower enclosure with system fed shower, low level wc, pedestal wash basin, heated towel rail, double glazed window to side, radiator and door accessing recessed Airing/Storage Cupboard.







## OUTSIDE

**OFF ROAD PARKING & FRONT GARDEN:** the property sits centrally within its plot and therefore has a good sized front garden and driveway, with the gardens mainly laid to lawn with low level boundary wall to front and a driveway affording off road parking for several cars which leads up to the garage.

**REAR GARDEN:** (approx. 50ft depth x 50ft across max) (15.24m x 15.24m) a good sized south easterly facing rear garden mainly laid to lawn with paved seating area closest to the property. Various planted sections containing shrubs, plants and trees. Further courtyard beside the kitchen offers potential for one to extend the property (subject to any necessary consents). Gated side access through to the front and door accessing the rear of the garage.

**GARAGE:** (20'5" x 7'8" min) (6.22m x 2.34m) a good sized single garage with up and over door, gas meter, power, light and door into the rear garden.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, 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:

1. **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.
2. **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>

3. The photographs may have been taken using a wide angle lens.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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		
69-80	C		74 C
55-68	D		
39-54	E	45 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.









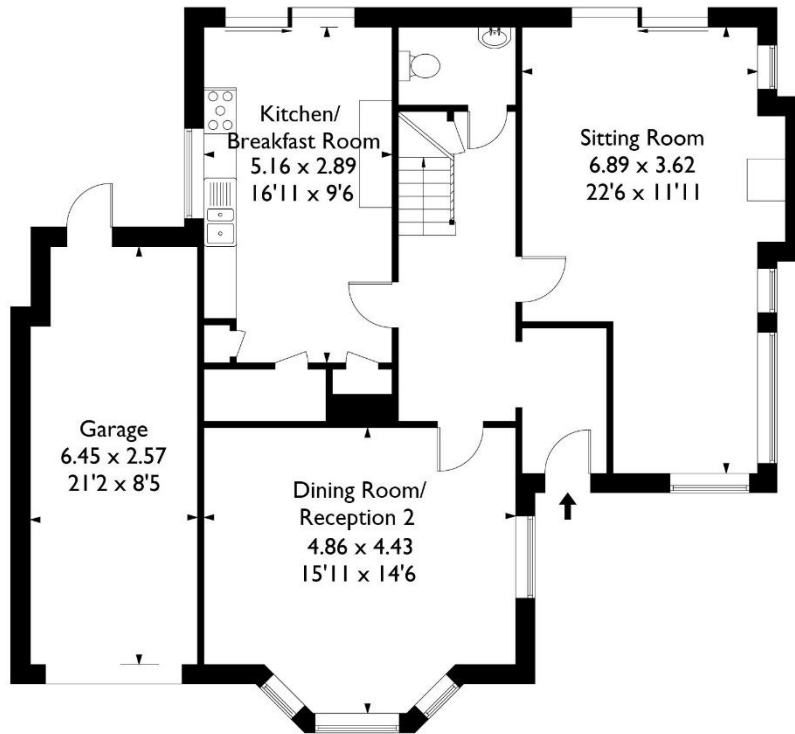


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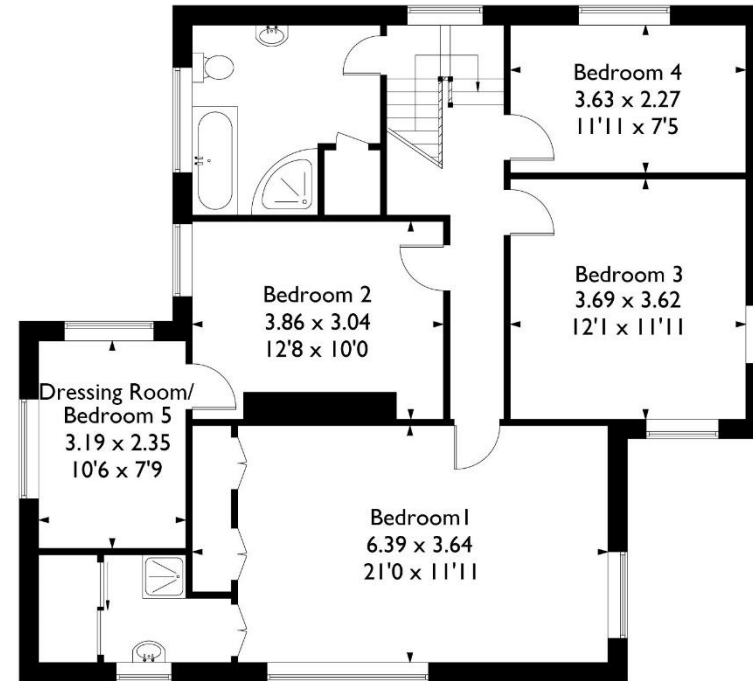
Approximate Gross Internal Area 164.3 sq m / 1768.5 sq ft

Garage Area 16.2 sq m / 174.8 sq ft

Total Area 180.5 sq m / 1943.3 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.