



Kings Drive, Stoke Gifford BRISTOL BS34 8SB

welcome to

Kings Drive, Stoke Gifford BRISTOL

This stunning townhouse with unusually private garden, spacious garage and driveway parking offers 3 double bedrooms, flexible bedroom 4/office or studio and two receptions. The space is light and bright alongside being presented to a very high standard throughout.

Kings Drive Entrance and Hallway

The attractive double glazed doors lead inward to an impressive hallway with hardwood flooring. The size and space alongside the decor instantly accentuates the size as found throughout. The space offers a direct line of vision through to the rear garden.

Kitchen - Diner / Reception

15' 7" max x 12' 5" max (4.75m max x 3.78m max)
The stunning kitchen-diner benefits from a pleasant outlook into the garden thanks to tri-fold concertina doors and further window adjacent to the worktops. The space is finished to the highest standard with stone ceramic flooring, spotlights and integrated kitchen. Furthermore, just adjacent is the utility room for ultimate convenience. The current owners use this space as a second reception as it is simply such a great place to relax on the well placed sofa.

Utility

7' 3" max x 6' 5" max (2.21m max x 1.96m max)
The stylish look and feel continues into the utility room. The space is utilitarian whilst also attractive. The space includes worktops, further basin and space for additional white goods and oversized 'American Style' fridge and freezer.

Bedroom 4 / Office

11' 4" max x 8' 3" max (3.45m max x 2.51m max)
The fourth bedroom space is currently used as a pilates studio and is complete with wooden flooring, spotlight bar and window to the front aspect. This well proportioned space offers total flexibility and can be used as a bedroom, office or similar as you desire.

Cloakroom W.C

2' 8" max x 5' 5" max (0.81m max x 1.65m max)
Well proportioned cloakroom with WC, basin and heated towel rail. The wooden floor continues into here for consistency of the stylish aesthetic.

Stairs Leading Upwards Bedroom 1

15' 8" max x 11' 8" max (4.78m max x 3.56m max)
The primary bedroom feels particularly opulent given the design choices plus the light and views over the garden add to the appeal. Finished with carpet, chandelier, huge storage and ensuite shower room.

Ensuite

6' 6" max x 7' 2" max (1.98m max x 2.18m max)
The very well proportioned shower room includes an integrated WC and basin with vanity, feature mirror, wood effect stone flooring and a walk-in shower measure circa 750cm x 1580cm. This space really is a pleasure given the oversized marble effect wall tiles.

Living Room

15' 5" max x 11' 4" max (4.70m max x 3.45m max)
The main living room on the first floor offers a splendid and very comfortable place to relax. The current owners have spent time on creating something special and now features twin church style radiators, working gas stove within recess and mantle alongside twin windows to the front aspect.

Stairs Leading To Top Floor Bedroom 2

15' 8" max x 11' 9" max (4.78m max x 3.58m max)
Bedroom 2 looks out over the garden and benefits from tremendous light. The space is very well proportioned and currently presented to the highest standard with light carpet and neutral colour further

offering loft access. It is currently used as a 'hobby room' and rather impressive home office but in it's standard guise would normally be a spacious bedroom with bathroom adjacent.

Bedroom 3

11' 3" max x 13' 3" max (3.43m max x 4.04m max)
Bedroom 3 is finished to the same high standard as found elsewhere. This further substantial room offers significant fitted storage and the elevated position offers long views to the front aspect.

Bathroom

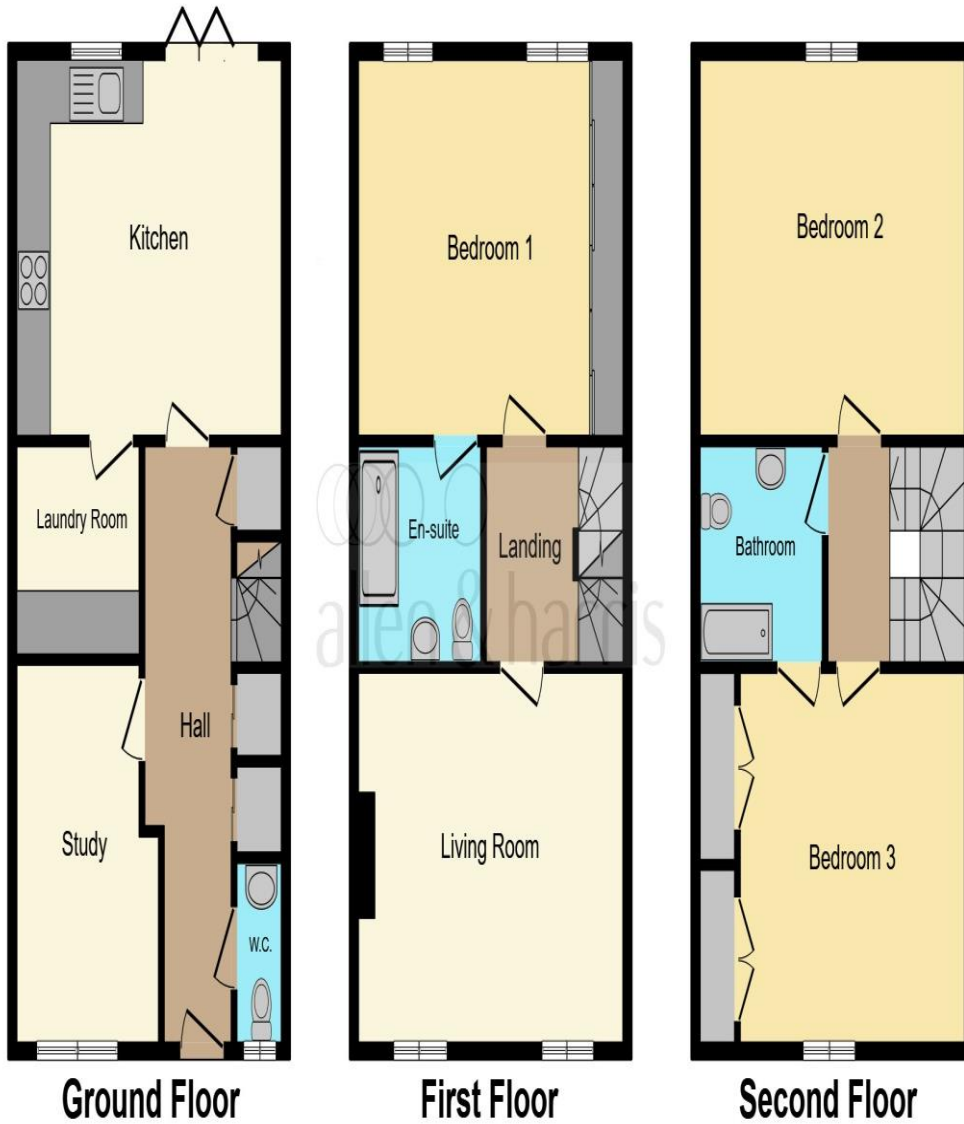
7' 5" max x 6' 7" max (2.26m max x 2.01m max)
Well proportioned bathroom finished to a high standard. The space includes a three piece suit with shower over bath. Finished with oversized ceramic floor tiles and mosaic type wall tiles.

External Garden

17' 5" max x 40' max (5.31m max x 12.19m max)
The lovely garden feels particularly private and measures in the region of 18ft by 40ft. The space is complete with decking adjacent to the property, lawn and herbaceous borders. A path leads through the lawn granting highly convenient access to the vaulted garage and then onward to the driveway. The layout of the this property and associated outbuilding is particularly user friendly and attractive.

Garage And Driveway

17' 5" max x 8' 6" max (5.31m max x 2.59m max)
The spacious garage offers pedestrian access from the garden and an up-and-over door provides vehicular access from the rear side. An additional driveway leading to the garage offering parking for multiple vehicles. The garage is vaulted granting



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to
Kings Drive,
Stoke Gifford BRISTOL

- 3 / 4 Bedroom Town House with Garden, Garage and Driveway
- Desirable Site Location with Prominent Elevated Position
- Two Receptions to Include the Kitchen-Diner
- Bedroom 4 Offers Flexible Studio/Office Space
- Presented to High Standard

Tenure: Freehold EPC Rating: C

£450,000



check out more properties at allenandharris.co.uk



Property Ref:
STG108673 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



allenandharris.co.uk