



Kipling Road, Bristol BS7 0QR

welcome to

Kipling Road, Bristol

This superb and spacious extended home occupies a desirable corner plot and benefits from space and of course location location. The well presented property includes rear access, spacious driveway, linked kitchen and large dining space PLUS workshop to side AND solid outbuilding with opportunity.

Kipling Road Entrance

Entrance is accessed over the spacious driveway.

Hallway

10' 7" max x 5' 7" max (3.23m max x 1.70m max)

The modern glazed door in an attractive green leads into the impressive hallway. The space with stylish flooring instantly accentuates the size and space as found throughout. A side window AND front aspect window grant glorious light here. All areas lead away from here including the cloakroom and open staircase.

W.C

3' 11" max x 2' 4" max (1.19m max x 0.71m max)

Convenient cloakroom WC with toilet and basin.

Living Room

11' 5" max x 13' 3" max (3.48m max x 4.04m max)

The front living room continues the theme and is full of natural light. The well proportioned room has a bay window, feature wall design and fitted with carpet plus pendant and wall light.

Dining Room

17' 6" max x 13' max (5.33m max x 3.96m max)

Again spacious and well presented! The second reception/dining space includes decorative fireplace with mantle and surround plus a large window to the kitchen. This alongside the oversized glazed doorway access offers light and views into the garden.

Kitchen

16' 6" max x 8' 6" max (5.03m max x 2.59m max)

The almost 17ft kitchen includes wall and base units alongside the expected appliances and/or space for such. Here a door leads directly into the garden and

twin windows amplify the available light.

Stairs Leading Upwards

Presented to a good standard with carpet and wooden handrail.

Landing

8' 5" max x 5' 11" max (2.57m max x 1.80m max)

The auditorium style landing boast great proportioned, side window for extra light and includes the loft access hatch.

Bedroom One

9' 5" max x 14' 5" max (2.87m max x 4.39m max)

The primary bedroom looks out over the garden and benefits from longer views. The space includes carpet and pendant light plus impressive built-in storage,

Bedroom Two

11' 2" max x 10' max (3.40m max x 3.05m max)

Presented to a high standard with light and front views. Complete with bay window and plenty of room for additional furniture.

Bedroom Three

9' 2" max x 7' 9" max (2.79m max x 2.36m max)

Very well proportioned for a third bedroom. The corner position allows for a dual aspect window,

Bathroom

5' 10" max x 5' 8" max (1.78m max x 1.73m max)

Smart and modern three-piece bathroom with shower-over-bath. Complete with checkered floor, extractor, garden facing window and tiled walls.

Exterior Rear Garden

35' 6" max x 22' max (10.82m max x 6.71m max)

The spacious walled garden with rear access, paving, herbaceous borders and outbuilding is a very privileged space.

Outbuilding

11' 8" max x 8' 6" max (3.56m max x 2.59m max)

Solid construction, full roof and power. Appears to be on a concrete foundation bed.

Driveway

Space for multiple vehicles.

Workshop

Located to the side aspect.



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
Kipling Road,
Bristol

- Superb Three Bedroom Semi-Detached Home
- Impressive Corner Plot with Space
- Rear Extension with Spacious kitchen Linking to the Dining Room
- Cloakroom WC on Ground Floor
- Spacious Rooms Throughout / Light and Bright

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£365,000



check out more properties at allenandharris.co.uk



Property Ref:
STG109750 - 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