



79 Kings Drive, Bishopston

Guide Price Range £1,000,000 - £1,100,000

RICHARD
HARDING



79 Kings Drive, Bishopston, Bristol, BS7 8JQ

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A much loved and well-presented, 4 bedroom, 2 reception room, semi-detached family home enjoying a triple aspect 26ft kitchen/breakfast room, driveway parking for three vehicles, 62ft west facing garden and garden office.

Key Features

- Situated in a prime location for families, on a desirable road within 575 metres of Redland Green Secondary School, as well as within 450 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 on North View and Henleaze high street.
- On the ground floor, there is a generous sized sitting room (15ft x 14ft) having box bay window and bi-folding doors opening to the family room (13ft x 13ft). The kitchen/breakfast room (26ft x 12ft) is triple aspect with double doors and large overlight providing a wonderful vista of the sunny rear garden. Shaker style kitchen with quartz worktop and numerous integral appliances including electric oven, combi microwave/oven, induction hob, extractor hood, tall fridge, tall freezer, dishwasher and washing machine. To complete the ground floor there is a separate wc.
- On the first and second floors there are four bedrooms (one with en-suite shower room) and family bath/shower room.
- Externally, there is generous driveway parking across the front of the house for three vehicles. The rear garden is a delight and enjoys the afternoon/evening sun from its elevated position on King's Drive having sitting out areas, deep shrub borders and garden office.





GROUND FLOOR

APPROACH: from the brick paved driveway, a shallow flight of steps ascends to an open-fronted porch with attractive bricked arch, base level meter cupboards and ceiling light point. Part stained glass wood panelled door with matching side panels and overlight, opening to: -

RECEPTION HALL: a most welcoming introduction to this spacious family home, having an elegant and wide turning staircase ascending to the first floor with arts and crafts style spindles, exposed wooden floorboards, understairs storage cupboards, tall moulded skirtings, picture rail, two ceiling light points & Victorian style radiator. Panelled doors with moulded architraves, opening to: -

SITTING ROOM: (15'1" x 14'11") (4.59m x 4.55m) box bay window to the front elevation with seven double glazed windows and overlights. Central period fireplace with open fire, tiled surround and hearth, plus an ornately carved wooden mantelpiece. Recesses to either side of the chimney breast (one with fitted book shelving and base level cabinets), exposed wooden floorboards, tall moulded skirtings, picture rail, ceiling light point & Victorian style radiator. Part stained glass bi-folding panelled doors opening to: -

DINING ROOM: (13'0" x 12'11") (3.96m x 3.94m) central wood burning stove set upon a slate hearth with recesses to either side of the chimney breast (one with fitted book shelving and base level cabinet). Exposed wooden floorboards, exposed wooden floorboards, tall moulded skirtings, picture rail, Victorian style radiator, ceiling light point, internal obscured glaze serving hatch through to the kitchen/breakfast room. Upvc double glazed double doors with overlights overlooking and opening externally to the rear garden. Panelled door returning to the reception hall.

KITCHEN/BREAKFAST ROOM: (26'4" x 13'9") (8.02m x 4.18m) a light filled kitchen/family entertaining space being triple aspect with three obscure glazed windows to the side elevation, double doors with side panels to the opposing side and double doors with side panels and large overlight to the rear elevation looking along the garden. Comprehensively fitted with an array of Shaker style base and eye level units combining drawers and cabinets. Roll edged quartz worktop surfaces with matching upstands, undermount 1 ½ bowl sink with indented draining board and swan neck mixer tap. Integrated appliances including electric oven, combi-microwave/oven, 5-ring induction hob with stainless steel extractor hood, tall fridge, tall freezer, dishwasher and washing machine. Wood effect flooring, canopied ceiling with spotlights on rails, three ceiling light points, ample space for table and chairs, two Victorian style radiators. Aforementioned obscure glazed serving hatch through to the family room. Useful pantry cupboard with shelving and space for tumble dryer.

SEPARATE WC: low level dual flush wc, wash hand basin with mixer tap and double opening cupboard below, exposed wooden floorboards, extractor fan, wall light point.

FIRST FLOOR

LANDING: part galleried over the stairwell and enjoying natural light with window the side elevation, exposed wooden floorboard, moulded skirtings, ceiling light point. Turning staircase ascending to the second floor. Panelled doors with moulded architraves opening to: -

BEDROOM 1: (14'11" x 12'0") (4.54m x 3.65m) box bay window to the front elevation comprising seven windows and overlights. Generous built in wardrobes with cupboards above, moulding skirtings, radiator, picture rail, two ceiling light points. Sliding door giving access to: -

En-Suite Shower Room: - shower cubical with mounted electric shower unit and handheld shower attachment. Low level flush wc with concealed cistern. Wash hand basin with mixer tap. Partially tiled walls, wall light point, inset ceiling downlights, double opening cupboard & extractor fan.

BEDROOM 2: (13'0" x 11'6") (3.97m x 3.50m) windows and overlights to the rear elevation overlooking the rear garden, ornate period fireplace with recesses to either side of the chimney breast (one with built in wardrobe and cupboard above), moulded skirtings, radiator, picture rail, two ceiling light points.

BEDROOM 3: (10'7" x 9'8") (3.22m x 2.95m) windows with overlights overlooking the rear garden, ornate period fireplace, radiator, moulded skirting, picture rail, ceiling light point.

FAMILY BATH/SHOWER ROOM: (8'8" x 7'1") (2.64m x 2.16m) refurbished in 2024. Freestanding roll top bath with mixer tap and handheld shower attachment. Shower cubicle, low level shower tray, wall mounted shower unit, handheld shower attachment and an overhead shower, low level dual flush wc. Wall mounted wash hand basin with mixer tap and pullout drawers below. Tiled flooring, tiled walls, obscure glazed window and overlight to the front elevation, heated towel rail/radiator, inset ceiling downlights, extractor fan.





SECOND FLOOR

LANDING: enjoying natural light via window to the side elevation with far reaching views of the city, ceiling light point. Door to: -

BEDROOM 4: (17'11" x 12'6") (5.47m x 3.82m) having part restricted head height, Velux window to the front elevation and two further south-westerly facing Velux windows to the rear elevation, three eaves storage cupboards, two ceiling light points.

OUTSIDE

REAR GARDEN: (62'11" x 29'4") (19.17m x 8.94m) enjoying a sunny south-westerly orientation and a good amount of privacy. Immediately to the rear of the kitchen/breakfast room there is a paved patio with ample space for garden furniture, potted plants and barbequing. The remainder of the garden is level and principally laid to lawn with shaped borders featuring an array of flowering plants, mature shrubs and specimen trees. Enclosed on all three sides by timber fencing with pedestrian gate onto rear access lane. Outside lighting & water tap. Side return with pedestrian gate to the driveway.

GARDEN OFFICE: (15'1" x 8'6") (4.59m x 2.60m) timber clad exterior and covered sitting out area. Upvc double glazed double doors and side panels, additional window, engineered oak floor, light and power connected. Door to:-

Separate WC: low level waterless environment wc, wash hand basin.

OFF-STREET PARKING: brick paved driveway parking for three cars.

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: E

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		72 C
55-68	D	63 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.



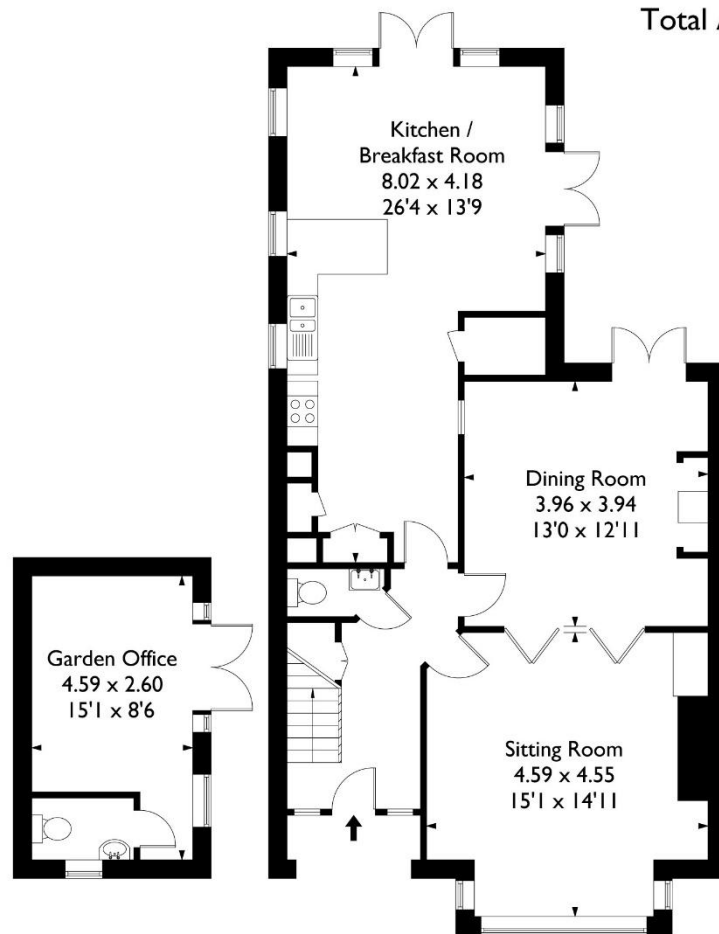


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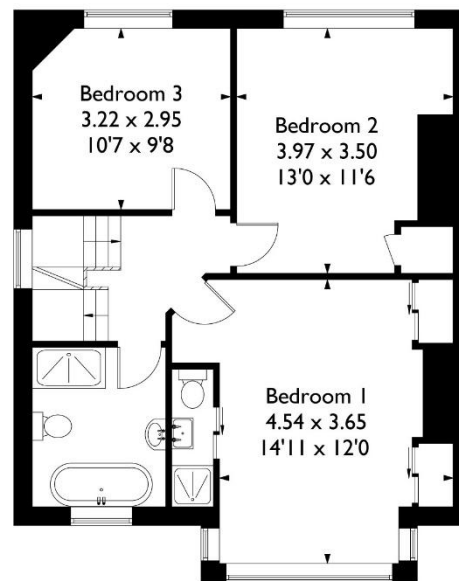
Approximate Gross Internal Area 154.10 sq m / 1658.10 sq ft

Garden Office Area 11.90 sq m / 128.50 sq ft

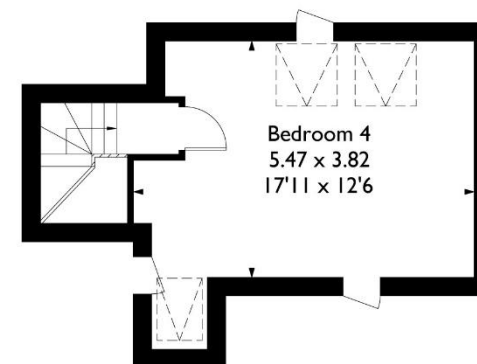
Total Area 166.0 sq m / 1786.60 sq ft



Ground Floor



First Floor



Second 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.