



**Kings Drive, Stoke Gifford Bristol BS34 8RX**

welcome to

## Kings Drive, Stoke Gifford Bristol

This substantial home manages to combine style and modernity in complete harmony. The ideally located property on Kings Drive offers four spacious bedrooms, superb living space, kitchen, cloakroom and two bathrooms. In addition to the recently fitted solar set-up is a car port & superb garden.

### Kings Drive Entrance

The entrance to this attractive home is offered over the double driveway with 'front garden' space adjacent. A traditional style front door with high-level glazed windows leads inwards.

### Hallway

You are initially met by a substantial and well presented hallway which instantly accentuates the feeling of size and space as throughout. Simple access is offered to all areas including the convenient cloakroom. Finished with modern flooring, coat hooks and bespoke ceiling light.

### Living Room

18' 9" max x 12' 4" max ( 5.71m max x 3.76m max )  
The superb living room offers tremendous light and space. Here we find a window to the front aspect and double doors to the opposing end that lead directly into the garden. Finished with herringbone flooring and twin ceiling lights.

### Kitchen-Diner

16' 9" max x 9' 11" max ( 5.11m max x 3.02m max )  
Again substantial and flooded with light. The immaculate kitchen space, with wall and base units and associated appliances, easily accommodates a dining space with consummate ease. The kitchen also includes double doors leading out into the garden plus an additional window for further light.

### Cloakroom W.C

The beautifully presented and spacious cloakroom on the ground level is complete with WC, basin and window to the front.

### Stairs Leading Upwards

The attractive staircase is complete with carpet and

wooden painted handrails. Shared light and the expansive landing further emphasise the feeling of space here and throughout.

### Landing

The auditorium style landing leads to all areas and constitutes a usable space in its own right. The space includes a window to the front and the current owners have managed to incorporate a desk and work-from-home 'zone' here.

### Bedroom 1

18' 8" max x 9' 9" max ( 5.69m max x 2.97m max )  
WOW! The extremely well proportioned dual aspect bedroom faces both the front and rear. Superb light and a pretty garden outlook. Here includes built-in storage and ensuite bathroom.

### Ensuite

8' 10" max x 4' 7" max ( 2.69m max x 1.40m max )  
Stylish ensuite with anthracite towel rail, shower cubicle and WC. Light offered given the front facing window.

### Bedroom 2

14' 9" max x 9' 9" max ( 4.50m max x 2.97m max )  
Again, very well proportioned with garden views. Finished to a high standard to include built-in storage.

### Bedroom 3

10' 6" max x 8' 11" max ( 3.20m max x 2.72m max )  
Again well proportioned and finished to a high standard. This is currently used as a child's bedroom and offers rear facing views and plenty of room for storage.

### Bedroom 4

9' 8" max x 9' 2" max ( 2.95m max x 2.79m max )

The fourth and final bedroom certainly offers great proportions for a room of its type. Front facing with beautiful associated light.

### Family Bathroom

Well presented family bathroom to include a shower over bath, WC and basin. Complete with garden facing window and modern wood effect flooring.

### External

Convenient driveway parking for two cars.

### Driveway

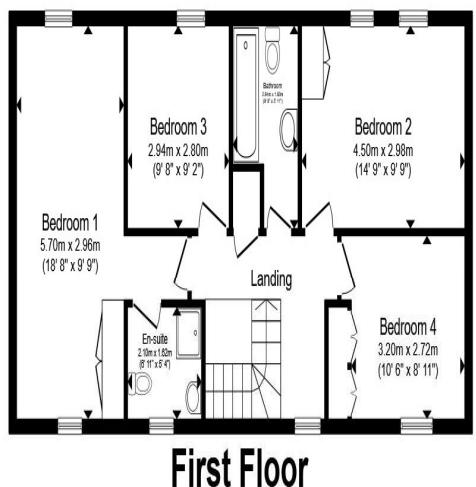
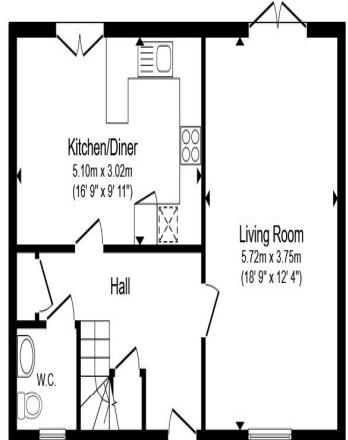
Convenient driveway parking for two cars.

### Car Port

Integral cap port with double gates that not only offer further parking capability but also storage and garaging options. Opportunity here to fully integrate subject to any planning requirements.

### Garden

Spacious garden with smart boundary, lawn space and paved peripheral. Perfect for family time and alfresco dining.



Total floor area 121.3 m<sup>2</sup> (1,306 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



welcome to

Kings Drive,

Stoke Gifford Bristol

- Stylish and Substantial Four Bedroom Home
- Light and Bright Throughout
- FULL solar Installation Included
- Double Driveway Parking AND Additional Integrated Car Port
- Substantial 'Dual Aspect' Master Bedroom with Ensuite

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£475,000**



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STG110019 - 0003

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