



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

  
allen & harris

**welcome to**

## **Kings Drive, Stoke Gifford Bristol**

This superb four bedroom, two bathroom home occupies one of Stoke Gifford most sought after residential locations. The extended home offers spacious rooms throughout, gorgeous natural light, highly attractive garden with paved deck and very spacious open plan kitchen with oversized breakfast bar

### **Kings Drive**

#### **Location**

The specific location feels peaceful and serene whilst you still have a wealth of local amenities including a gym, shops, cafes, supermarkets, schools and a plethora of open greenspaces. Parkway Station is also highly accessible as are countless major employers such as the MoD within simple commute.

#### **Entrance**

A modern glazed door complete with stained glass style detailing leads inwards. The spacious hallway instantly accentuates the feeling of size and space as found throughout. Here leads to all areas and the glorious wooden flooring extends effortlessly into the living room.

#### **Living Room**

11' 3" max x 16' 6" max ( 3.43m max x 5.03m max )  
The stylish living room offers generous space and accommodates lounging furniture with consummate ease. The front windows offer glorious greenery views and double doors leading through to the kitchen (whilst open) grant a highly open-plan feel and subsequent views that lead out into the garden.

#### **Open Plan Kitchen And Dining**

The combined space easily accommodates both a dining area and full kitchen perfectly. The dining space lead into the new extension and onward into the garden whilst the kitchen windows further offer views and glorious light. A breakfast bar divides the 'room' offering huge functionality, convenience and style. Complete with modern flooring and spot lights.

#### **Dining Room**

9' max x 12' 6" max ( 2.74m max x 3.81m max )  
Space for dining table and supplementary furniture.

Room for a clear path into the extension.

#### **Kitchen**

8' 3" max x 12' 9" max ( 2.51m max x 3.89m max )  
Full kitchen to include various integrated items, windows and 'barn-style' door leading into the garden.

#### **Extension / Snug / Office**

7' 2" max x 7' 6" max ( 2.18m max x 2.29m max )  
The impressive extension space with tall roof light windows is currently used as a snug whilst it offers great flexibility. The space leads onward into the garden.

#### **W.C**

2' 9" max x 4' 11" max ( 0.84m max x 1.50m max )  
Very well presented cloakroom WC leading away from the main hallway.

#### **Stairs Leading Upwards**

Attractive and finished with carpet plus white painted spindles and banister.

#### **Bedroom One**

10' 6" max x 10' 9" max ( 3.20m max x 3.28m max )  
Well proportioned master bedroom to included double door built-in storage and ensuite, The room is light and bright and presented to a high standard.

#### **Ensuite**

Stunning ensuite with shower cubicle, integrated WC, basin, chrome towel rail, starlight style tiling and basin.

#### **Bedroom Two**

9' 9" max x 10' 9" max ( 2.97m max x 3.28m max )  
Well presented Bedroom.

#### **Bedroom Three**

7' max x 9' 11" max ( 2.13m max x 3.02m max )  
Well presented bedroom.

#### **Bedroom Four**

7' max x 11' 1" max ( 2.13m max x 3.38m max )  
Another well presented bedroom.

#### **Bathroom**

5' 6" max x 10' 8" max ( 1.68m max x 3.25m max )  
The bathroom is again stylish to include a bath and shower over, WC and basin. Ceiling spots, extractor fan and starlight style tiled flooring.

#### **Exterior**

##### **Rear Garden**

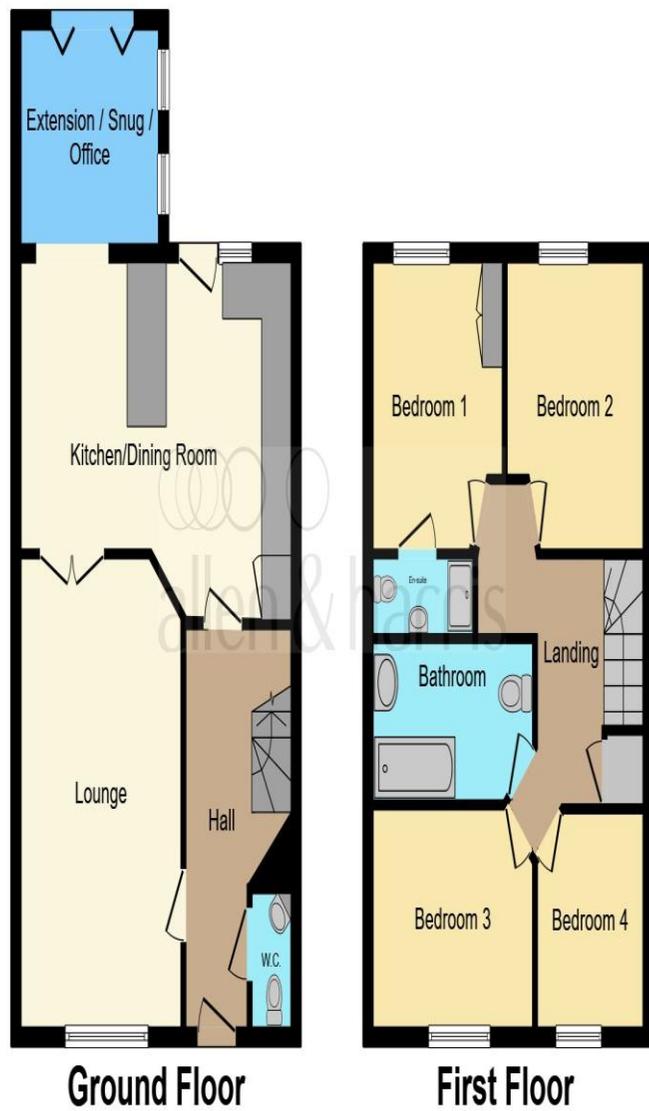
Attractive low maintenance garden with artificial grass, raised decked and well maintained boundary fencing.

##### **Garage**

8' 9" max x 8' 4" max ( 2.67m max x 2.54m max )  
Garage and parking adjacent. Garage with lighting and power plus up and over door.

##### **Loft**

Loft with part boarding and insulation.



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](http://www.focalagent.com)

welcome to  
**Kings Drive,  
Stoke Gifford Bristol**

- Superb Four Bedroom, Two Bathroom Home
- Immaculately Presentation Throughout
- Grand Open-Plan Kitchen-Diner
- Extended Section to From Kitchen Offering Flexible Space
- Well Proportioned Rooms Throughout

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

offers over  
**£425,000**



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