



32 Kings Parade Avenue, Clifton

Guide Price £775,000

RICHARD
HARDING



32 Kings Parade Avenue,

Clifton, Bristol, BS8 2RE

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A fabulous and light filled, 3 double bedroom (2 with en-suite), two storey mews house offers a surprising amount of space (over 1,430 sq. ft.) and a real 'wow factor'. Incredible first floor semi open-plan kitchen family entertaining space with staircase ascending to a large roof top garden (19ft x 15ft) enjoying privacy and uninterrupted sunshine. Further benefits include a rear courtyard garden and off-street parking.

Key Features

- Constructed in 2004, these stylish and individual mews houses are located on a quiet no-through cobbled road just yards from all the amenities of Whiteladies Road offering the convenience of nearby shops, restaurants and cafes with Marks & Spencer food hall, Everyman cinema and Clifton Down train station offering convenient and regular access to the city centre/Bristol Temple Meads. Also nearby are Clifton Village, Cotham Hill and 400 acres of open recreational space found on the Downs.
- Creative design with impressive internal architectural features including a polished concrete spiral staircase, gas central heating with newly installed boiler, underfloor heating and double glazed windows/doors throughout.
- A real hidden gem - this magnificent and surprisingly roomy property (over 1,430 sq. ft.) must be viewed to be fully appreciated.
- Our vendor clients have already secured their next home and therefore this property will be offered with the benefit of no onward chain and available for occupation by the end of August 2026.





GROUND FLOOR

APPROACH: there is an off-street parking space with retractable metal gate. Useful storage cupboard. Solid wooden door opening to:-

RECEPTION HALL: a most welcoming introduction, having an open tread polished concrete spiral staircase ascending to the first floor with handrail, double opening cloakroom cupboard with shelving, floating bookshelving, ceiling light point, underfloor heating. Double doors with stainless steel door furniture, opening to:-

BEDROOM 3: (15'4" x 10'8") (4.68m x 3.25m) having a pair of virtually full height double glazed windows to the front elevation, raised height meter cupboard, ceiling light point, underfloor heating.

BEDROOM 2: (12'10" x 10'1") (3.92m x 3.08m) virtually full height double glazed windows to the front elevation, underfloor heating, ceiling light point. Door to:-

En-Suite Shower Room/WC: built-in shower cubicle with folding glass door, fully tiled surround, built-in shower unit and handheld shower attachment. Wall mounted wash hand basin with mixer tap and wall mounted mirror over. Low level flush wc with concealed cistern. Built-in double opening mirrored cupboard, tiled flooring, ceiling light point, extractor fan, opaque glass lightwell.

BEDROOM 1: (13'1" x 11'8") (3.98m x 3.56m) double glazed sliding door with panels to either side overlooking and opening externally to the rear courtyard. Double opening walk-in wardrobe with ample hanging rail, shelving space and ceiling light point. Underfloor heating, floating bookshelf, ceiling light point. Door to:-

En-Suite Shower Room/WC: (6'4" x 5'6") (1.92m x 1.68m) shower cubicle with glass door and side panel, fully tiled surround, built-in shower unit and an overhead waterfall style shower. Wall mounted wash hand basin with mixer tap and wall mounted mirror over. Low level flush wc with concealed cistern. Terrazzo tiled flooring with underfloor heating, shaver point, ceiling light point, Velux window, extractor fan.

FAMILY BATHROOM/WC: (8'6" x 6'6") (2.60m x 1.83m) tile panelled bath with mixer tap and telephone style shower attachment. Wall mounted wash hand basin with swan neck mixer tap. Low level flush wc with concealed cistern. Tiled flooring with underfloor heating, tiled walls to dado height, double opening mirrored cupboard, extractor fan, ceiling light point.



FIRST FLOOR

SEMI OPEN-PLAN KITCHEN/BREAKFAST/DINING/LIVING ROOM: dual aspect semi-open plan kitchen/dining/living room , loosely divided as follows:-

Kitchen/Breakfast Room: (15'4" x 14'2") (4.67m x 4.31m) comprehensively fitted with an array of sleek gloss base and eye level units combining drawers and cabinets. A mixture of roll edged solid wooden granite worktop surfaces with glass splashbacks. Integral appliances including Smeg gas/electric range cooker, tall fridge/freezer and a dishwasher. Concealed stacker space with plumbing for washing machine and tumble dryer. Wide double glazed window to the front elevation, part high sloping ceiling with raised height double glazed triangular window to the rear elevation, underfloor heating, ceiling light point, wall light point, extractor fan, floating bookshelves.

Dining/Living Room: (23'11" x 19'8") (7.29m x 6.00m) virtually full height double glazed windows to the front elevation, wide double glazed windows to the rear elevation plus raised height double glazed windows to the front elevation. Woodburning stove, underfloor heating, two ceiling light points, understairs storage cupboards. Staircase with handrail ascending to the roof terrace. Door to:-

Separate WC: low level flush wc with concealed cistern. Wall mounted wash hand basin with swan neck mixer tap and fitted mirror above. Underfloor heating, opaque glazed window to the dining area, fully tiled walls, double opening mirrored cupboard, ceiling light point.

OUTSIDE

OFF-STREET PARKING SPACE: currently utilised for potted plants and having concertina metal gate along front plus useful storage cupboard.

REAR COURTYARD: a walled rear courtyard which has been designed for ease of maintenance with terrazzo tiled flooring, space for potted plants and garden furniture. Outside lighting. Cupboard housing wall mounted Worcester Bosch gas fired combination boiler.



ROOF TERRACE: (19'8" x 15'10") (6.00m x 4.84m) a space in which to sit out, being timber decked with generous space for garden furniture, potted plants and barbecuing etc. Arched timber trellising along the front, built-in seating, outside lighting and water tap.

SELLER COMMENTS

We came here in 2007, thinking we would move on pretty soon, but found we liked living here so much that we've stayed for nearly 20 years. Here are (probably) the top 5 things that have kept us here:

A walk-everywhere house - It's fantastic being within walking distance of just about everything - a film at the Everyman, a gig at St George's or the Beacon Hall, a lunch or dinner at Wapping Wharf. The little train from Clifton Down to Temple Meads is handy, too.

An upside-down house - We've loved going downstairs to bed at the end of the day, then next morning, if it's sunny, taking our breakfast up to our roof terrace "garden in the sky". Skies in the morning and evening are lovely and the roof terrace is surprisingly private.

A warm-in-winter cool-in-summer house - The big open-plan living space is filled with light in all year round, but even when it's hot outside the house never loses its cool. And in winter, with the log-burner, can do the comfortably cosy thing, too. House is very well insulated.

A surprisingly tranquil house - For a house in the middle of a big city, it is a lot quieter and more peaceful than you might expect. Often, when we wake up on a Sunday morning, the only background noise is birdsong.

A five-minutes-from-the-Downs house - We're mentioning this separately from all the other things the house is close to, because for us (and our dog Albert), having Bristol's beautiful Downs as our "back garden" has been one of the very loveliest things about our longer-than-expected time here.

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: F

PLEASE NOTE:

- 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.

- 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>
- The photographs may have been taken using a wide angle lens.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

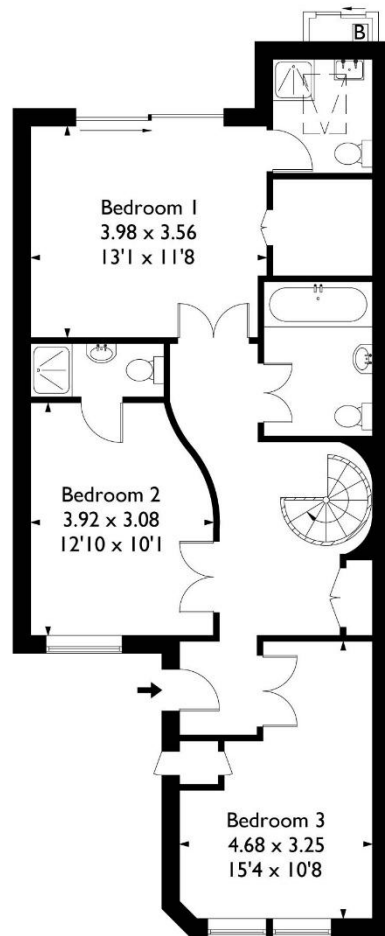
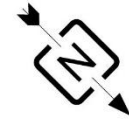
If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.



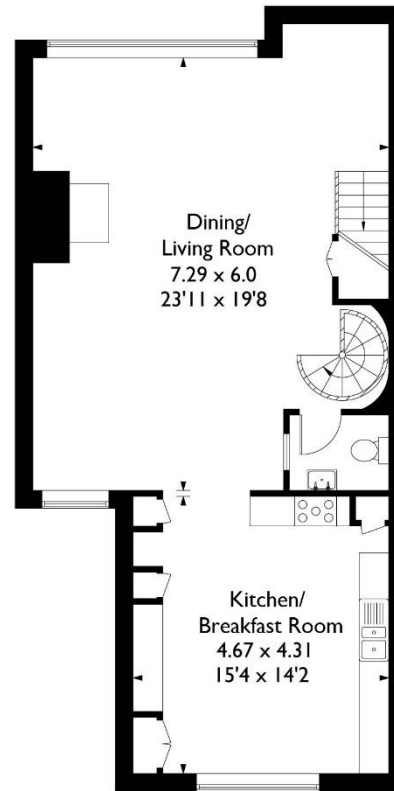


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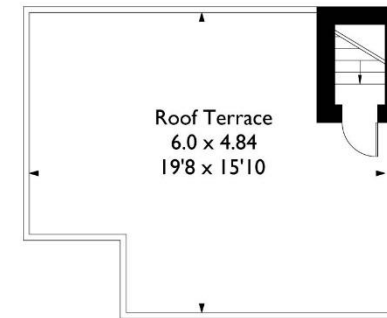
Approximate Gross Internal Area 133.20 sq m / 1433.40 sq ft



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.