



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

**welcome to**

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

This stunning townhouse with private garden, spacious garage and additional parking offers 3 double bedrooms, flexible bedroom 4, ground floor cloakroom, utility, cloakroom and stunning kitchen-diner. The space is light and bright alongside being presented to a very stylish standard.

### **Kings Drive Entrance**

The pretty entrance complete with herbaceous borders in highly inviting even prior to entry, A traditional style door leads inwards to the attractive and sizable hallway.

### **Hallway**

19' max x 4' 9" max ( 5.79m max x 1.45m max )  
Leading to all areas including the staircase leading upwards and the convenient cloakroom WC. Direct views through into the garden with the kitchen door left open. Light and spacious as throughout. \* The hallway offers great additional storage in the form of twin door cupboard and additional spacious understairs storage also with door.

### **Bedroom 4**

11' 3" max x 8' max ( 3.43m max x 2.44m max )  
This space grants tremendous flexibility and would be perfect as Bedroom 4 as it would as a studio or office space.

### **Cloakroom W.C**

4' 6" max x 2' 9" max ( 1.37m max x 0.84m max )  
Convenient cloakroom WC. Presented well and spacious. Ideal for guests and householders alike.

### **Utility Room**

7' 1" max x 6' 9" max ( 2.16m max x 2.06m max )  
Again, ultra convenient utility space leading away from the kitchen-diner. A real asset if you have never had a utility a perfect for white goods and further storage.

### **Kitchen-Diner**

11' 9" max x 15' 6" max ( 3.58m max x 4.72m max )  
The kitchen-diner is flooded with natural light and accommodates a dining space with consummate

ease, The kitchen is the perfect blend of stylish, functional and contemporary with modern grey gloss finish cabinetry against contrasting worktops and brushed steel integrated hob, double oven plus matching feature extractor. Finished with wooden effect flooring, metro tiles and ceiling directional spot lights. French doors alongside twin vertical transom style windows looking out over the garden.

### **Stairs Leading Upwards**

Well presented. Complete with fitted carpet,

### **Living Room**

11' 4" max x 15' 6" max ( 3.45m max x 4.72m max )  
Well presented and spacious living room with views to the front aspect. Finished in stylish alongside neutral colours. Complete with wooden floor, ceiling coving and twin feature ceiling lights.

### **Bedroom 1**

11' 10" max x 15' 7" max ( 3.61m max x 4.75m max )  
Very well proportioned master bedroom complete with generous fitted storage. Presented (as elsewhere) to a high standard and light and bright with views out over the garden to the rear aspect.

### **Ensuite**

7' 2" max x 6' 10" max ( 2.18m max x 2.08m max )  
Full ensuite with shower over bath plus glass screen, WC and basin. Complete with wall tiles and extractor.

### **Stairs Leading Upwards**

### **Bedroom 2**

11' 9" max x 15' 6" max ( 3.58m max x 4.72m max )  
Spacious double bedroom which is finished to a high standard. Complete with generous built-in storage.

### **Bedroom 3**

11' 3" max x 12' 4" max ( 3.43m max x 3.76m max )  
Very well proportioned double bedroom (again) presented to a high standard. Light and bright with long views to the rear aspect.

### **Family Bathroom**

7' 5" max x 6' 8" max ( 2.26m max x 2.03m max )  
Well proportioned bathroom to include a bath with shower over, WC and basin. Well presented and conveniently positioned between bedrooms 2 and 3.

### **External Garden**

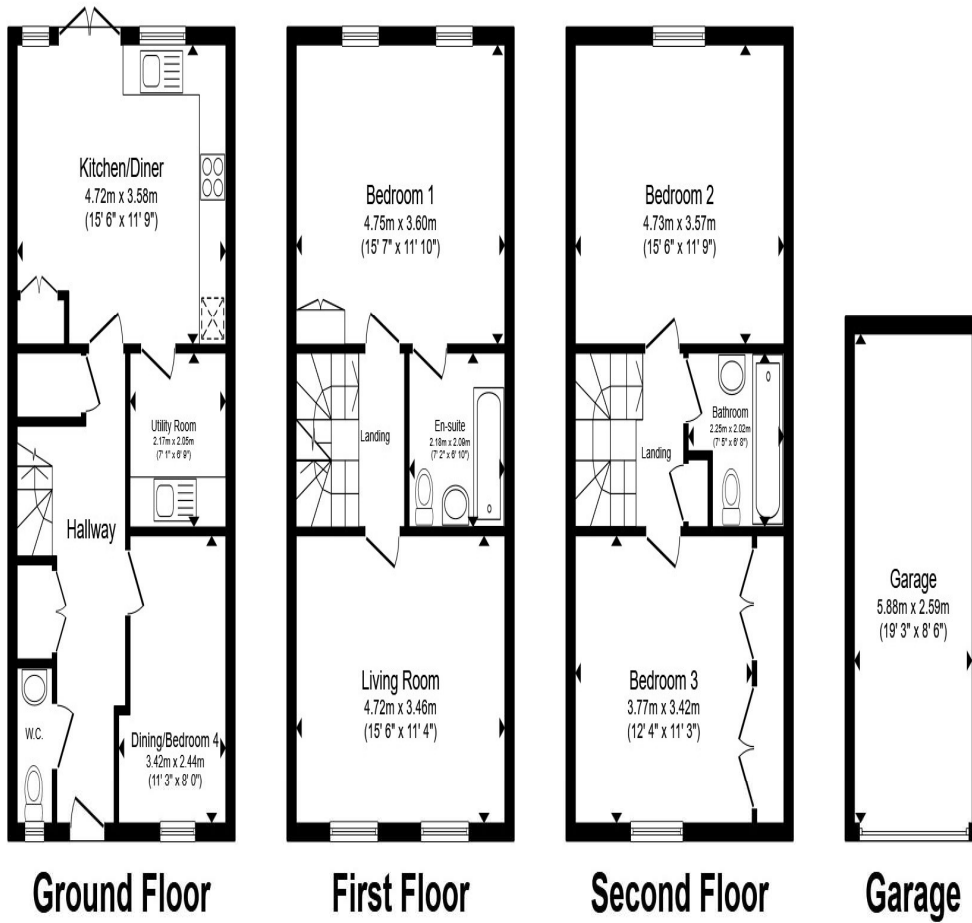
20' 8" appx max x 16' 9" appx max ( 6.30m appx max x 5.11m appx max )  
Very attractive and low maintenance garden to include a smart patio area complete with paving, herbaceous borders, well maintained boundary fencing and decorative gravel spaces to complete the contemporary styling. A rear gate allows for simple access and furthermore leads to the garage and parking.

### **Garage**

19' 3" max x 8' 6" max ( 5.87m max x 2.59m max )  
Spacious garage with up and over doors. Parking to front of garage.

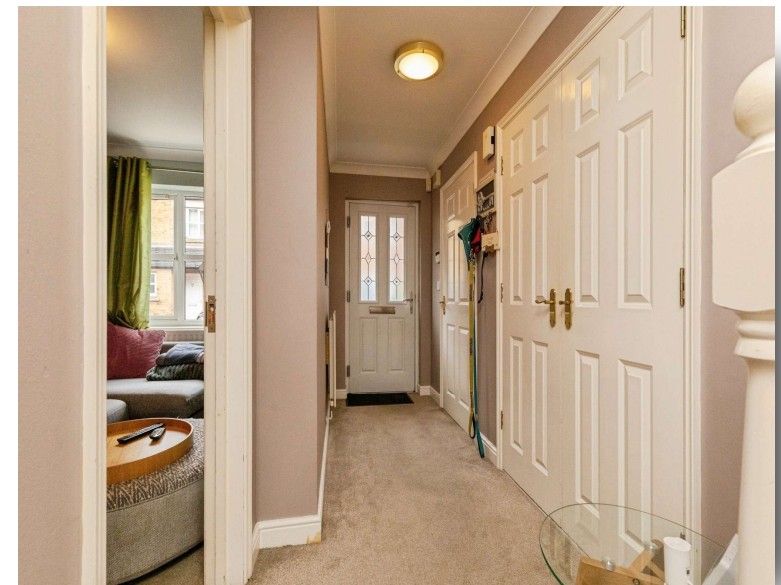
### **Agents Notes**

The property is being sold with NO CHAIN



Total floor area 149.0 m<sup>2</sup> (1,604 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**

- 3 / 4 Bedroom Town House with Garden, Garage and Driveway - NO CHAIN
- Desirable Site Location with Prominent Street Position
- Two Receptions to Include the Kitchen-Diner / Great Additional Storage
- Bedroom 4 Offers Flexible Studio/Office Space if Required
- Presented to High Standard / Stylish Decor Throughout

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

**£440,000**



**check out more properties at [allenandharris.co.uk](http://allenandharris.co.uk)**



Property Ref:  
STG109131 - 0005

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](mailto:StokeGifford@allenandharris.co.uk)



41 North Road, Stoke Gifford, BRISTOL, BS34 8PB



[allenandharris.co.uk](http://allenandharris.co.uk)