



£625,000

91 High Kingsdown, Kingsdown, Bristol, BS2 8ER

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Tucked away within the much-admired High Kingsdown development, Number 91 is a thoughtfully updated home. Built in the 1970s and recognised with multiple awards, these homes remain some of the most distinctive in the city, and this particular example stands out for its style, light, and private outdoor space.

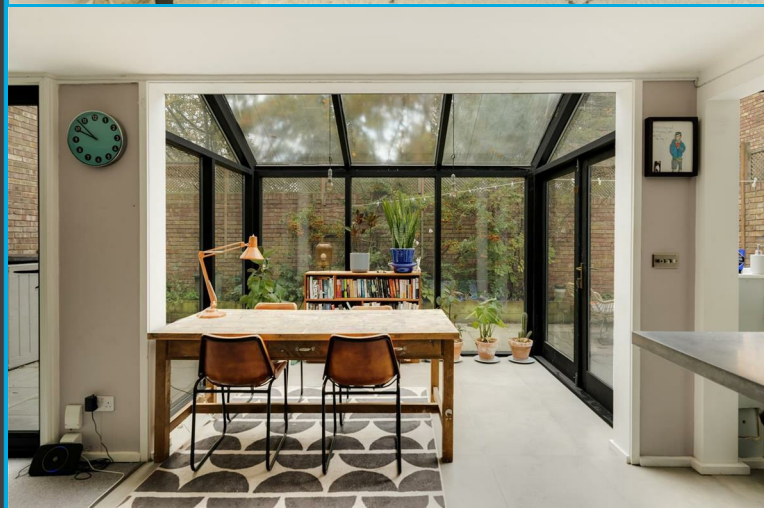
A neat entrance porch provides access to a useful built-in storage cupboard, ideal for coats and shoes, as well as a ground floor w/c. Stepping inside, the open-plan layout immediately impresses with its sense of space and light. One side of the room is almost entirely glazed, featuring a striking glass box extension that creates the perfect setting for a dining table or reading spot.

The sleek white kitchen is both practical and stylish, fitted with wall and base units offering ample storage and integrated appliances. A polished concrete island links the kitchen to the living area, providing an inviting, sociable space at the heart of the home. In the living area, a log burner adds warmth and character, with room for generous seating.

Bi-fold doors open seamlessly to the private garden, a beautifully designed low-maintenance space with paved terraces, raised beds, and plenty of room for outdoor furniture, perfect for entertaining or relaxing on summer evenings.

A staircase with elegant glass panelling leads to the first floor, where the ceilings have been opened up to create striking vaulted spaces with skylights that flood the home with natural light. There are three bedrooms on this level, two of which feature their own bathrooms.

The primary bedroom includes built-in storage and a



staircase leading to a useful mezzanine level, ideal for additional storage. The en suite shower room is finished in fresh white tiling with a modern sink cabinet and toilet. The second bedroom also benefits from built-in storage and a ladder-accessed mezzanine, with an en suite bathroom featuring a shower over bath, white subway tiles, and blue patterned floor tiles adding a touch of character. The third bedroom is currently used as an office but would work equally well as a guest room or nursery.

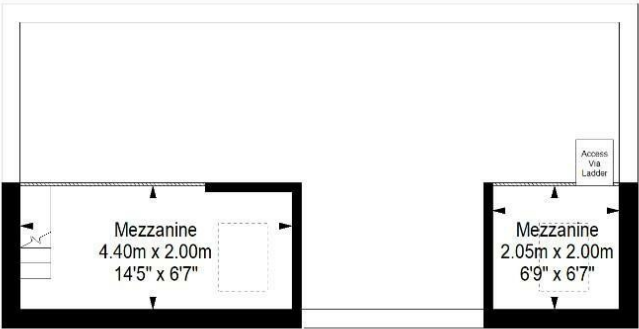
With its blend of modern architecture, stylish interiors, and a private garden and garage, this is one of the finest examples within High Kingsdown. Perfectly positioned just moments from St Michael's Hill and a short walk from the city centre, the location offers the best of Bristol living right on your doorstep.



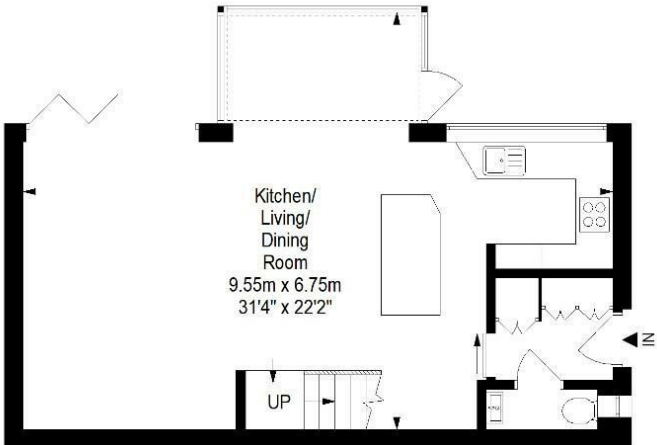
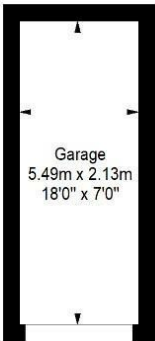


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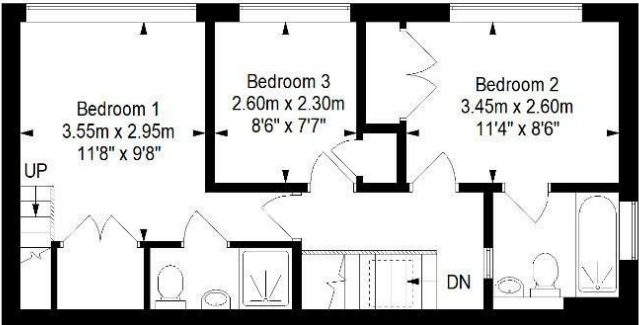
Approximate Gross Internal Area = 96.6 sq m/ 1039.8 sq ft
(Excludes Mezzanine/ Garage)
Mezzanine = 12.9 sq m/ 138.9 sq ft
Garage = 11.7 sq m/ 125.9 sq ft
Total Area = 121.2 sq m/ 1304.6 sq ft



Mezzanine



Ground Floor



First Floor

This floor plan has been drawn using RICS guidelines (GIA)

Disclaimer : Please note this floor plan is for marketing purposes and is to be used as guide only.
All Efforts have been made to ensure its accuracy at time of print

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		



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