



33 RIDGEHILL,
HENLEAZE, BS9 4SB

**GOODMAN
& LILLEY**







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HENLEAZE BS9 4SB

ASKING PRICE

£775,000

An impressive extended four bedroom detached family home with attractive south west facing gardens and garage. Superbly situated on a sought after cul de sac in Henleaze just a short distance from Henleaze infant/junior schools and Henleaze Road high street with it's wide range of amenities.

A truly fantastic home that would suit a wide range of prospective purchasers and must be seen to fully appreciate.

Location

Situated on the highly regarded Ridgehill, within easy walking distance to Henleaze Road shops and Tesco at Golden Hill. Excellent local independent and state schools such as Henleaze infant & Juniors, Redmaids High, Badminton, St Ursula's, Redland Green & Bristol Free secondary schools.

Summary

This family home is arranged over two floors and offers on the ground floor a welcoming entrance hallway, downstairs cloakroom, generous sitting room with window to the front, a wonderful extended open plan kitchen/dining room that opens into the second reception room that has doors out to the rear garden. To the first floor there are four good sized bedrooms the master with fitted wardrobes and a superb re modelled four piece family bathroom. Added benefits include a front and a fantastic south west facing rear garden, brick paved driveway parking and garage. Another benefit to this home are owned solar panels.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Hallway

Fitted wooden flooring, stairs rising to the first floor doors to all rooms and the garage.

Cloakroom/WC

Fitted WC and wash basin, double glazed window to the front.

Sitting Room

A well appointed main sitting room with double glazed window to the front aspect, radiator and door to:

Reception 2

A good sized extended second reception room with wood flooring, fitted bespoke storage, radiator and double glazed patio doors out to the rear garden.

Kitchen/Dining Room

A wonderful extended space with ample kitchen and dining areas having double glazed window to the rear, door to the side, radiator and tiled flooring throughout. The kitchen is fitted with wall and base units, work surfacing over, sink unit and integrated appliances. Door from the dining area to the second reception room.

First Floor

Landing

A generous central landing with double glazed window to the front elevation, built in storage cupboard and doors to all first floor rooms.

Bedroom One

Double glazed window to the front of the house, fitted bespoke storage providing wardrobes and draw space, radiator.

Bedroom Two

Double glazed window to the rear looking out over the rear garden, radiator.

Bedroom Three

Double glazed window to the rear looking out over the rear garden, radiator.

Bedroom Four / Home Office

Double glazed window to the front elevation, radiator currently used as the home office.

Bathroom

A wonderful family bathroom having been enlarged and refitted by the present owners and now offering a quality suite comprising of a bath, concealed cistern WC, wash basin and a walk in shower enclosure with oversized shower head. Fully tiled to walls and floor and two feature towel rails/radiators.

Outside

Front Garden

Setting the house back from the road with lawn area and brick paved driveway parking.

Rear Garden

A wonderful generously sized south westerly facing rear garden, fully enclosed with lawn and patio areas. Side access back to the front of the house.

Garage / Driveway Parking

There is a integral garage accessed from the driveway also providing parking. The garage has an electric roller shutter door, light and power, and houses the solar panel controls, a wall mounted gas boiler and has a door back into the house.



- Superb Detached Family Home
- Well Appointed Throughout
- Garage / Driveway Parking
- Sought After Henleaze Location
- Quality Family Bathroom
- Fitted Solar Panels Generating Income
- Four Bedrooms
- South West Facing Rear Garden



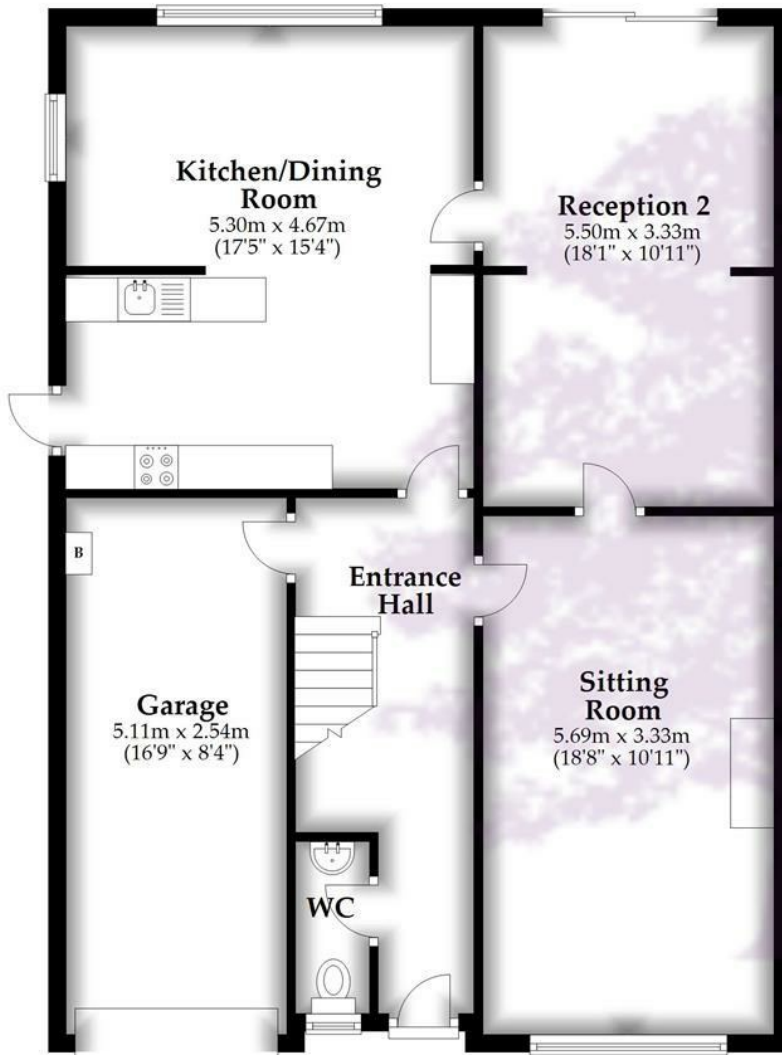


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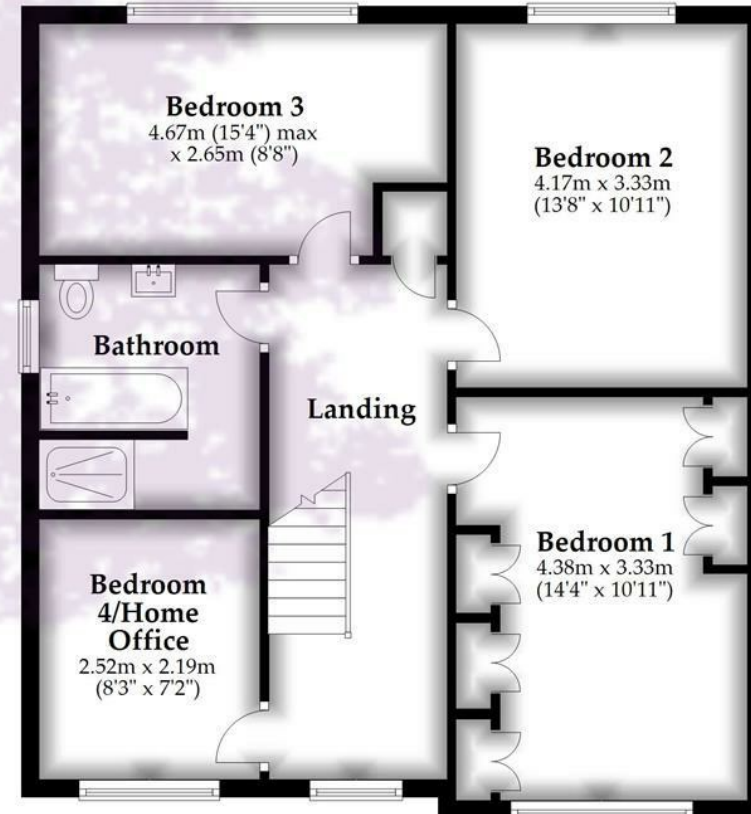
Ground Floor

Approx. 89.5 sq. metres (963.3 sq. feet)



First Floor

Approx. 70.0 sq. metres (753.1 sq. feet)



Total area: approx. 159.5 sq. metres (1716.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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