



15 RIDGEHILL,
HENLEAZE, BS9 4SB

**GOODMAN
& LILLEY**







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HENLEAZE BS9 4SB

ASKING PRICE

£750,000

An impressive four bedroom detached family home with west facing garden and garage. Superbly situated on a sought after road in Henleaze just a short distance from Henleaze infant/junior schools and Henleaze Road high street with it's wide range of amenities. No onward chain.

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

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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 windows to the front, and a superb open plan living area to the rear of the ground floor offering modern fitted kitchen, dining and living areas all that open out to a wonderful sunny west facing rear garden. To the first floor there are four good sized bedrooms and a quality family bathroom. Added benefits include as already mentioned front and rear gardens, driveway parking and a detached garage.

Location

Located in a prime location in the heart of Henleaze where there is an abundance of excellent state and independent schools close by, such as Henleaze infants and junior school and St Ursula's E-Act Academy. There is excellent access to the shops, bars, cafés and amenities of Henleaze Road and Westbury-on-Trym village as well as Whiteladies Road, Clifton village and Bristol City Centre. Ridgehill lies within a short walk of the ever popular Clifton and Durham Downs which offers acres of open leisure space.

Accommodation

Please see the floor plan for the room measurements.

Ground Floor

Entrance

The house is entered across the front garden and driveway via a double glazed entrance door to the main hallway.

Entrance Hallway

With fitted flooring, stairs rising to the first floor accommodation and doors to:

Downstairs WC

Fitted with a low level wc and wash basin, double glazed window to the side.

Sitting Room

A generous space with floor to ceiling double glazed windows to the front aspect and fitted wooden flooring. Opening into the open plan rear reception room.

Open Plan Living Area

This is a wonderful living space having kitchen, dining and living areas with double glazed windows to all sides, and a single and double doors out to the rear garden. There is attractive fitted flooring throughout and space for a quality modern kitchen fitted with ample wall/base units,

work surfacing over, sink unit and integrated appliances including an Neff oven, AEG dual fuel hob, extractor hood, fridge freezer, Bosch dish washer and space and plumbing for a washing machine. Other benefits include inset spot lighting and a breakfast bar. The living and dining areas feel light and spacious and have access out to the west facing garden by double doors.

First Floor

Landing

Great central landing with double glazed window to the side and doors to all first floor rooms. Loft access.

Bedroom One

Double glazed window to the rear aspect, space for wardrobes.

Bedroom Two

Double glazed window to the front aspect, space for wardrobes.

Bedroom Three

Double glazed window to the Front aspect, built in storage.

Bedroom Four

Double glazed window to the rear aspect.

Bathroom

A superb modern bathroom fitted with a quality suite comprising of a bath with central taps and shower attachment, wash basin with vanity unit, low level wc and a separate shower cubicle with fitted shower. There is an attractive tiled floor and surrounds, and double glazed window to the side.

Outside

Front Garden

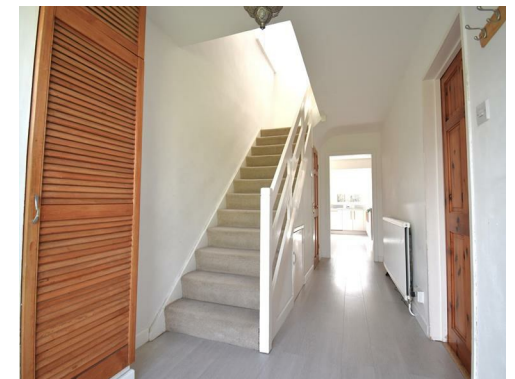
The house is set in a great position with a lawned front garden and a driveway providing parking and access to the detached garage.

Rear Garden

A wonderful walled west facing rear garden with lawn areas, patio, fully enclosed with gated side access.

Garage

Access via driveway parking and a carport to the garage with metal up and over door.



- Detached Family Home
- Great Local Schooling
- Four Bedrooms
- West Facing Rear Garden
- Sought After Henleaze Location
- Garage and Driveway Parking



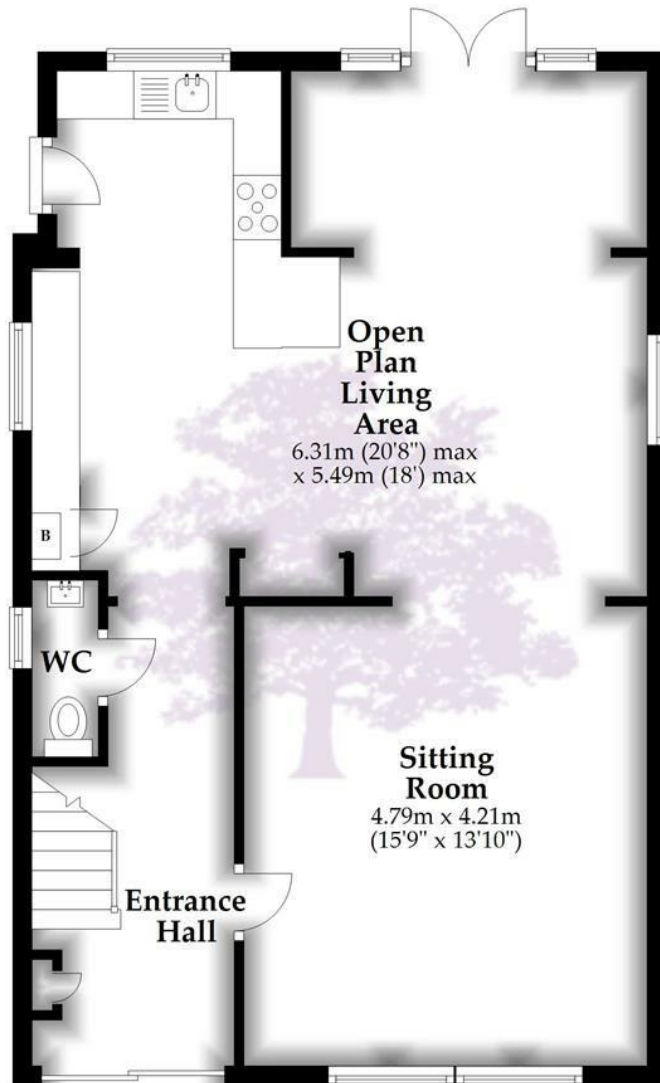


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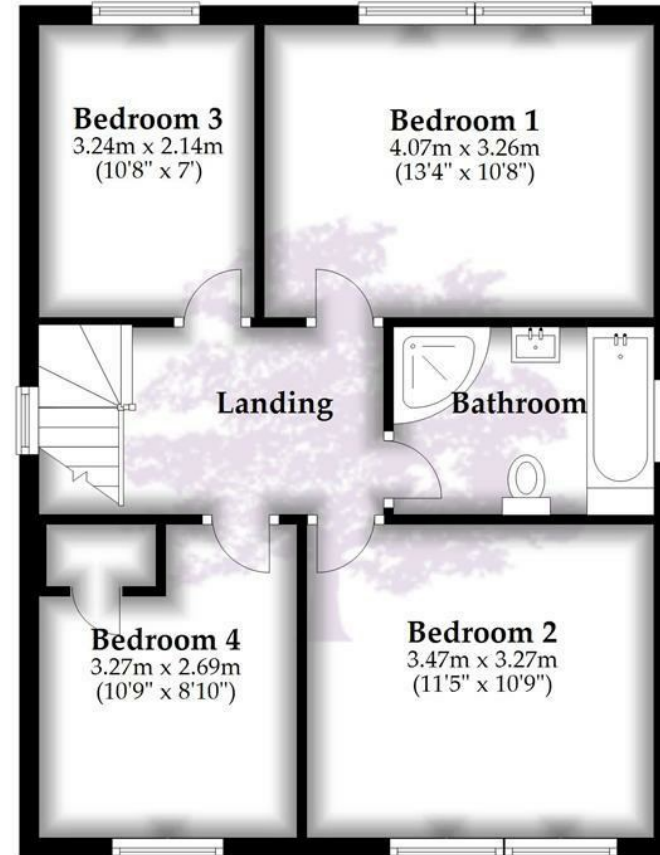
Ground Floor

Approx. 66.1 sq. metres (711.0 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.8 sq. feet)



Total area: approx. 120.5 sq. metres (1296.9 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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