



16 WANSCOW WALK,
HENLEAZE, BS9 4LE

**GOODMAN
& LILLEY**







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GUIDE PRICE
£880,000

Situated on a sought after Henleaze road, close to the superb High Street and excellent local school is this wonderful original four bedroom semi detached home, offering a host of benefits including an extended open plan living area that opens out into a generous south facing rear garden.

This is a superb opportunity and we highly recommend a viewing at the your first opportunity.

Location

A quiet residential address close to the highly sought after and popular Henleaze Road which includes a wide array of shops suitable for every day living as well as Waitrose supermarket, Orpheus cinema and Falldon Way doctors surgery. Westbury on Trym nearby also includes a further array of shops, restaurants and hostels. There are a myriad of schools, both state and independent, primary and secondary close by. For sporting endeavours there are golf courses and health & leisure clubs and for recreation Durdham Downs has 400 acres of parkland. The A4018 runs nearby and is the main arterial road serving Bristol's commercial centre, as well as the motorway networks, M4 and M5. There are regular rail services available from Bristol Parkway and Temple Meads. National European and some long haul flights are available from Bristol Airport approx 12 miles distant.

Summary

This superb family home has been fully re rendered and is set under a pitched tiled roof boasting spacious accommodation over two floors, briefly comprising: sizeable 18ft entrance hall, cloakroom WC, utility room, a generous sitting room, wonderful 22ft open plan living space incorporating kitchen, dining and living areas with large doors out into the rear garden to the ground floor, with all four bedrooms and the family bathroom/WC to the first floor. There is also potential, subject to planning consent, of converting the loft space to provide further accommodation. Further benefits include a good sized South facing rear garden and garage to the rear.

- Superb Henleaze Location
- Wonderful South Facing Garden

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Hallway

Being over 18ft in length and offering a welcoming entrance to the house with stairs to the first floor fitted wooden floor and doors to:

Downstairs Cloakroom / WC

Fitted WC and wash basin.

Sitting Room

A generous room with double glazed bay window to the front elevation, fitted wooden floor, coving to the ceiling, fitted fire and feature high ceilings that run throughout the house.

Open Plan Living Area

Converted and extended by the present owners the stylish open plan living area to the rear of the house offers ample space for living, dining and kitchen areas with a separate utility room. The room has been superb arranged with clever storage, fitted wood burner, an attractive wooden breakfast bar opening into a well appointed kitchen and large glazed doors out onto the rear garden.

Utility Room

With door out to the rear garden, fitted sink and plumbing for white goods, tiled floor and the wall mounted gas boiler.

First Floor

Landing

A large central landing with double glazed window to the side aspect and doors to all first floor rooms.

Bedroom One

A spacious main bedroom of just under 17ft with double glazed bay window to the first aspect, picture rails and feature cast iron fireplace.

Bedroom Two

Double glazed window to the rear aspect look out to the garden, picture rail, feature cast iron fireplace and fitted wardrobes.

Bedroom Three

Double glazed window to the front aspect, picture rails, feature fireplace

Bedroom Four

Double glazed window to the rear aspect looking out to the garden.

Family Bathroom

Fitted with a four piece quality suite comprising bath with central taps, wash basin, WC and a separate shower cubicle. Tiled surrounds, tile effect floor and two double glazed windows to the rear.

Outside

Front Garden

There is a good sized walled front garden setting

the house back from the road, comprising of a lawn area with gated access and a pathway to the front door also providing access to the rear via a side gate and useful cover storage area.

Rear Garden

A generous south facing rear garden laid predominately to lawn with mature flower and shrub borders and patio area. Further benefits include side access and outside tap.

Garage

A detached single garage can be found to the back of the rear garden.



- Close to the High Street / Schools
- Original Four Bedroom Home
- Garage
- Utility Room / Downstairs WC



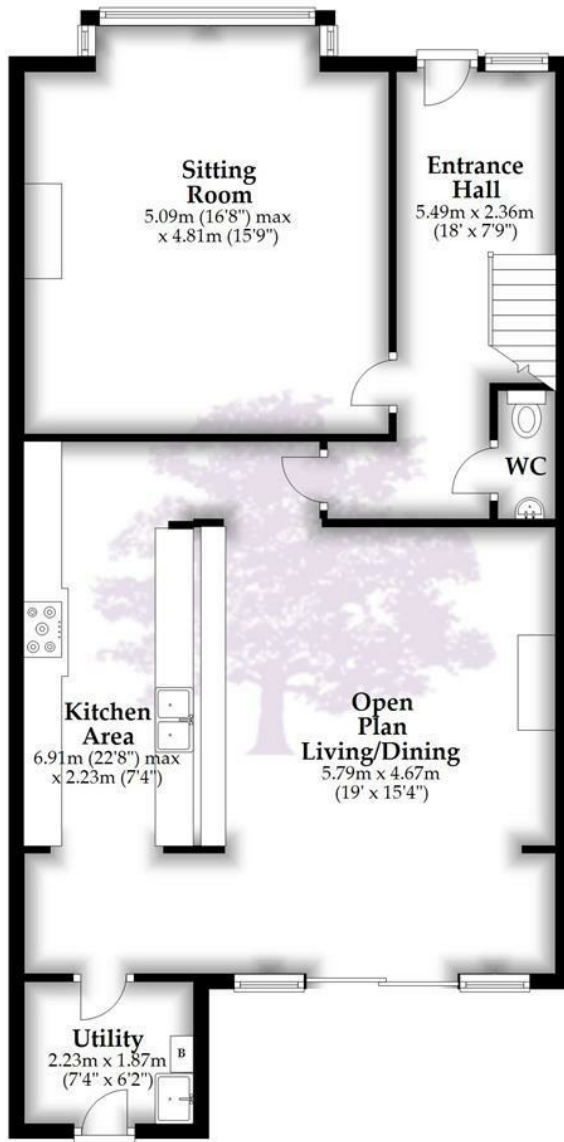


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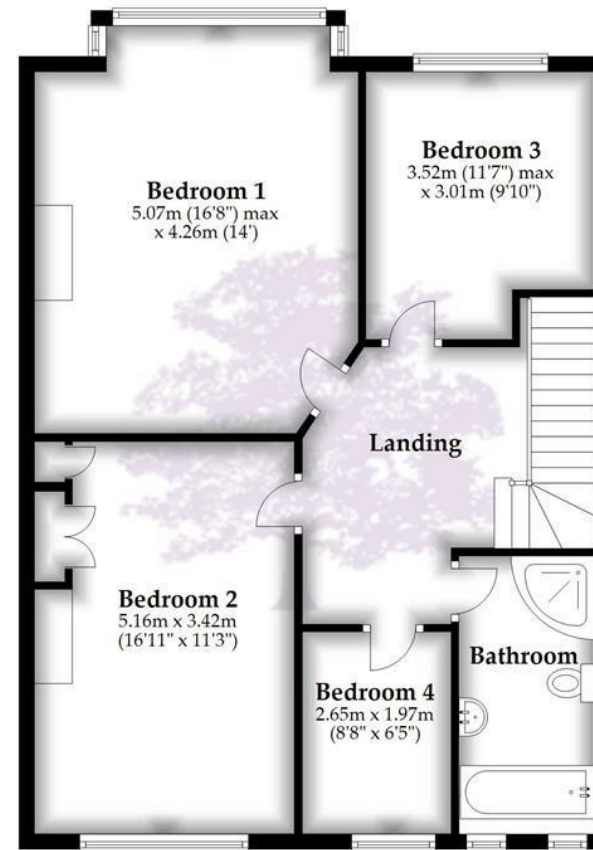
Ground Floor

Approx. 89.3 sq. metres (961.4 sq. feet)



First Floor

Approx. 75.6 sq. metres (814.0 sq. feet)



Total area: approx. 164.9 sq. metres (1775.4 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.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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