



16 Eastfield, Henleaze  
Guide Price £1,365,000

RICHARD  
HARDING



# 16 Eastfield,

Henleaze, Bristol, BS9 4BQ

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A truly impressive and comprehensively renovated 3/4 bedroom detached home situated in a prime location within a short level stroll of Henleaze Road, offering an exquisite design led interior, ample gated off-road parking, a good sized garage, sunny gardens and more.

## Key Features

- Tucked away behind double gates in a highly convenient and desirable location, just off Grange Park and nearby the excellent local shops, cafes and bus connections of Henleaze Road. Waitrose supermarket, the Downs and Westbury-on-Trym village are all also within easy reach.
- Versatile lateral accommodation, flexible ground floor area with a great flow and balance and enough space for families or purchasers seeking to downsize and future proof.
- Sunny landscaped private front gardens with lawned sections, seating areas and access to an oversized single garage PLUS an additional workshop/garden store with potential for hobby space or workspace from home.
- Secure highly insulated and modern home with triple glazing, underfloor heating and CAT 6 cabling throughout, solar panels and battery, sedum covered flat roofs and intruder alarm.
- An enticing and individual newly renovated bespoke home of exceptional quality in a peaceful, private yet highly convenient location.
- To be sold with no onward chain, enabling a prompt and convenient move.





## GROUND FLOOR

**APPROACH:** via timber double gates accessing the level driveway providing off-road parking for several cars lengthways. The driveway sweeps up to a good sized single garage and sunny gardens approaching the property. Approaching the front of the building the main entrance is located on the left hand side of the building.

**ENTRANCE PORCH: (13'6" x 4'8") (4.11m x 1.42m)** an incredibly practical and useful space with tiled flooring, door leading straight through to the rear garden, contemporary rooflight glazing providing natural light, ample space for a bench seat in cloak area and Crittall style door leads through into the main reception hallway.

**RECEPTION HALLWAY:** an incredibly spacious and welcoming entrance hall with herringbone oak flooring, open riser oak staircase rising to the first floor landing, three recessed storage cupboards with hanging rail and shelving, triple glazed door to rear accessing the rear garden and contemporary low level window under the stairs providing plenty of natural light and additional space, perfect for a desk etc. Further doors lead off the entrance hallway into the large open plan kitchen/dining/living space, bedroom 1, potential bedroom 4, utility room and a ground floor cloakroom/wc.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM: (30'1" x 13'3") (9.17m x 4.05m)** a brand new kitchen comprising olive green base and eye level units with quartz worktop over with inset 1½ bowl sink with Quooker boiling hot water tap, integrated eye level Siemens ovens and Neff dishwasher, central island with Siemens downdraft induction hob and over hanging breakfast bar seating area, herringbone oak flooring, two large sets of sliding triple glazed doors flooding the space with natural light and providing seamless access out onto the sunny gardens, further triple glazed windows to the sides and additional Velux skylights. Contemporary wall lighting, inset spotlights and door accessing utility room (which also connects through to the entrance hallway), wood burner.

**UTILITY ROOM:** base and eye level units with worktops over, sink and mixer tap, appliance space for washing machine and dryer and newly fitted Worcester gas central heating boiler.

**BEDROOM 1: (14'2" x 11'8") (4.32m x 3.55m)** a double bedroom with herringbone oak flooring, triple glazed doors accessing the rear garden, door leading through to en-suite bathroom/shower/wc and a walkway connecting through to a dressing room or potential bedroom 4.

**En-Suite Bath/Shower Room/wc:** sunken bath, wall mounted wash hand basin, low level wc with concealed cistern, walk-in shower, wall tiling and ceiling downlights, heated towel rail.

**DRESSING ROOM/POTENTIAL BEDROOM 4: (13'7" x 9'2") (4.15m x 2.79m)** this space is currently connected to the principal bedroom creating a large suite but could be separated to create a fourth bedroom or home office, herringbone flooring and triple glazed doors accessing the sunny gardens to the front of the property.

**CLOAKROOM/WC:** low level wc with concealed cistern, wall mounted wash basin, part tiled walls, tiled floor, extractor fan, inset spotlights and borrowed light through from the utility room.

## FIRST FLOOR

**LANDING:** a galleried landing with two Velux skylight windows flooding the space with natural light, doors lead off to bedroom 2, bedroom 3 and bathroom/wc.

**BEDROOM 2: (front) (12'0" x 9'7") (3.67m x 2.91m)** a double bedroom with triple glazed Velfac windows to front with built in window seat beneath, offering a lovely outlook over the front gardens and driveway. Built in wardrobes, central door between the wardrobes accessing a concealed en-suite shower room/wc.

**En Suite Shower Room/wc:** a white suite comprising a shower enclosure, low level wc with concealed cistern, wall mounted wash basin, recessed alcove shelving, part tiled walls, tiled floor and heated towel rail.

**BEDROOM 3: (12'1" x 8'3") (3.68m x 2.51m)** Velfac triple glazed windows to rear, two further skylight windows, feature high ceiling and a recessed storage cupboard.

**FAMILY BATHROOM/WC:** a white suite comprising panelled bath with shower over, low level wc with concealed cistern, wall mounted wash basin, two Velux skylight windows, heated towel rail, tiled walls, tiled floor and extractor fan.



## OUTSIDE

**FRONT GARDENS & DRIVEWAY:** the property is tucked away set back from the road behind gates and a long driveway leading up towards the south facing front gardens which are laid to wildflower lawns with central palm trees, mature shrubs and magnolia tree, with a pathway leading up the right hand side of the gardens to a further paved sun terrace with gardens beside and garden store/workshop. An impressive Bath stone pergola over the front sun terrace close to the kitchen/dining/living space, providing a perfect space for outdoor seating and entertaining.

**GARDEN STORE/WORKSHOP:** (12'2" x 7'7") (3.71m x 2.31m) a useful outbuilding, perfect for a workshop or hobby space with potential for further conversion into a workspace from home, light, power and alarm.

**GARAGE:** (16'5" x 14'1") (5.01m x 4.29m) a larger than average single garage and in Douglas Fir timber, an attractive Brosely tiled pitched roof and flat section with ceiling glass and outside lighting. There is an olive green roller shutter door accessing the generous garage which has power and light and outdoor power sockets. EV car charger and alarm.

**REAR GARDEN:** a peaceful enclosed rear garden accessed off the entrance hallway and principal bedroom providing a lovely additional private outdoor space laid to lawn with magnolia tree, decking wrapping round and pathway leading round to the front of the property.

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is freehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: F

### PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

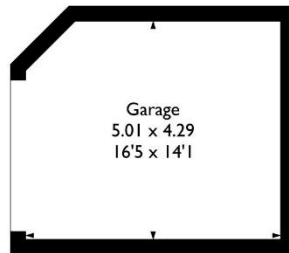
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.





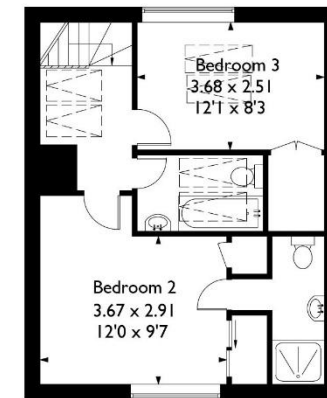
# Eastfield, Henleaze, Bristol BS9 4BQ



Garage



Ground Floor



First Floor

This plan is not drawn to exact scale unless stated. Whilst every attempt has been made to ensure the accuracy of this plan all measurements are approximate. No responsibility is taken for error or omission. Please check compass bearings, dimensions and layout details before making any decision reliant upon them.