

24 Sates Way, Henleaze, Bristol, BS9 4SD

GUIDE PRICE £660,000



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PROPERTY OVERVIEW

A truly stunning, renovated and extended 4 bedrooms plus office, semi-detached home that backs onto Golden Hill sports fields and is located in a peaceful and neighbourly setting.

This light, bright & greatly improved property is a truly rare opportunity and is presented to a great standard having been improved by the current owners to take advantage of the natural light and views.

The accommodation flows nicely and comprises; entrance hall, cozy living room, open plan contemporary kitchen/dining/garden room with lead out onto the deck and garden.

On the first floor are three generous double bedrooms plus a stylish bathroom with shower and bath, as well as an additional toilet. On the top floor is the master bedroom with amazing views over the sports fields and a stylish ensuite plus a further office/bedroom 5 and boiler cupboard.

Outside

Front and Side - Lawn front garden and gated path leading to entrance and rear garden.

Rear - The home has a wonderful south-west facing garden with lawn and raised deck that flows from the garden room along with a gate providing access to the rear sports field.

Garage and Parking - Single garage forming part of the property with parking to front.

Location

Sates Way is a highly regarded address within Henleaze. Within very close proximity there are many amenities on Henleaze Road, including traditional high street shops such as greengrocers, butchers, bakers, cafes and restaurants. There are excellent local pubs, a Waitrose and a Tescos which is a short walk away via a footpath. North West Bristol offers golf courses, health and leisure clubs.

There are both state and independent primary and secondary schools, including Henleaze Infant and Junior Schools which are within walking distance. Westbury Village and Clifton are also conveniently close by. For the commuter there are excellent links to the M4/M5 motorway networks and also easy access to Bristol City Centre.



KEY DETAILS

- A Stunning Recently Refurbished & Extended Semi-Detached Property
- 4 Bedrooms
- Open Plan Kitchen/Dining/Garden Room
- Property Backs Onto Golden Hill Sports Field
- Single Garage

Guide Price: £660,000

Tenure: Freehold

Council Tax Band: D

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

Viewing: By appointment only



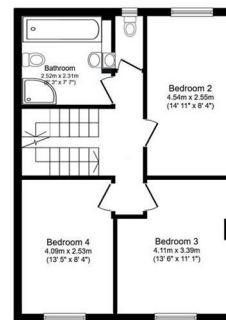
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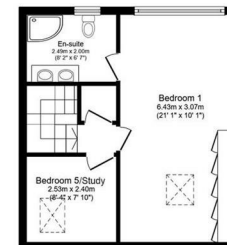
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Ground Floor



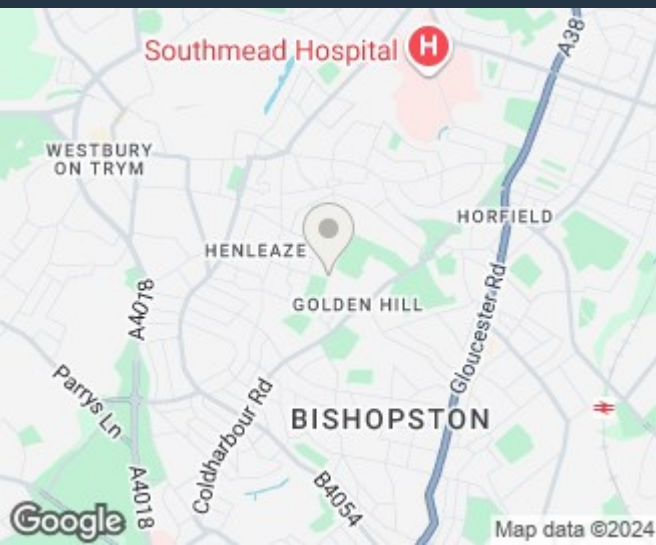
First Floor



Second Floor

TOTAL: 151.9 m² (1,635 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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