



6 HILL END DRIVE,
BRISTOL, BS10 7XL

GOODMAN
& LILLEY



THIS OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME IS SITUATED IN A MOST DESIRABLE CUL-DE-SAC LOCATION WITHIN HALF A MILE OF THE BLAISE CASTLE ESTATE AND WOODLANDS, 2 MILES AWAY FROM MOTORWAY NETWORKS AND APPROX 5 MILES FROM BRISTOL CITY CENTRE

Entrance Hall

Radiator, stairs to first floor with cupboard under, radiator, doors to cloakroom, lounge and kitchen/breakfast room

Cloakroom

Double glazed window to front aspect, low level WC, wash hand basin with vanity unit, radiator

Lounge

Double glazed bay window to front aspect, inset living flame fire set in a brick chimney breast, radiator, TV point, telephone point, door to dining room

Dining Room

Two double glazed window to rear aspect either side of double glazed French doors to rear garden, radiator, door to kitchen/breakfast room

Kitchen/Breakfast Room

Two double glazed windows to rear aspect, door to side access, door to integral garage, a superb and spacious kitchen/breakfast room that includes a fully fitted kitchen comprising of matching fitted wall and base units with granite work tops over including an inset stainless steel sink, integrated electric oven, inset electric hob, space for washing machine, dryer, tall fridge and tall freezer, tiled floor, radiator

Landing

Double glazed window to side aspect. A spacious landing area with space for furniture that could allow the landing to double up as a seating or study area, loft access doors to bedrooms and airing cupboard

Bedroom One

Double glazed window to front aspect, radiator, door to en-suite shower room

En-suite Shower Room

Double glazed window to side aspect, shower cubicle with mains shower over, low level WC, wash hand basin on a pedestal, radiator, shaver point

Bedroom Two

Double glazed window to rear aspect, radiator, built in wardrobes

Bedroom Three

Double glazed window to front aspect, radiator, telephone point

Bedroom Four

Double glazed window to front aspect, radiator

Bathroom

Double glazed window to side aspect, panelled jacuzzi bath, low level WC, wash hand basin on a pedestal, radiator, shaver point

Front Garden

Block paved allowing for off road parking for six large cars or even eight smaller cars

Rear Garden

An attractive enclosed garden with gated access from one side of the property, fences to sides and rear, the garden has been carefully planned to include terraced paved areas that include integrated beds stocked with a variety of flowers, shrubs and trees, some with attractive stone walls, subtle and sympathetic water feature, summer house/timber shed, outside tap

Garage

Electric up and over door, power and light, door accessing kitchen/breakfast room. The loft has storage in the loft above, where the central heating combination boiler is located

-
- Four Bedroom Detached
 - Downstairs Cloakroom
 - Ample Gardens
 - Integral Garage With Electric Door
 - Three Reception Areas
 - South Facing Rear Gardens
 - En-suite To Bedroom One
 - Desirable Cul-De-Sac

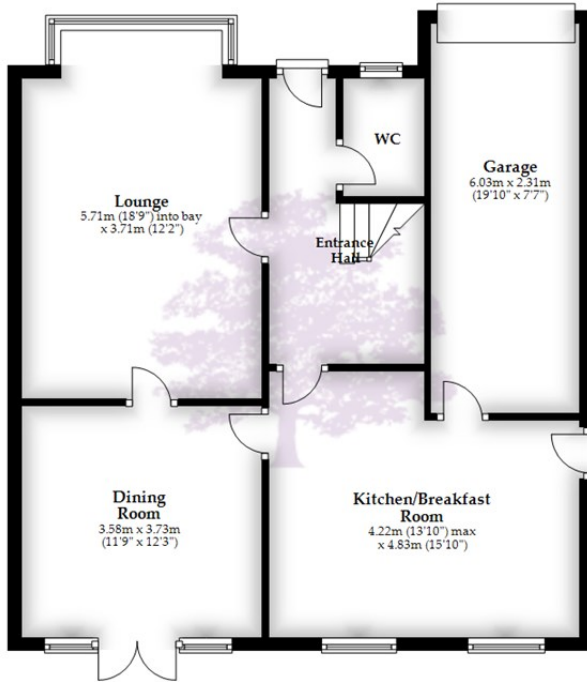


GUIDE PRICE £550,000



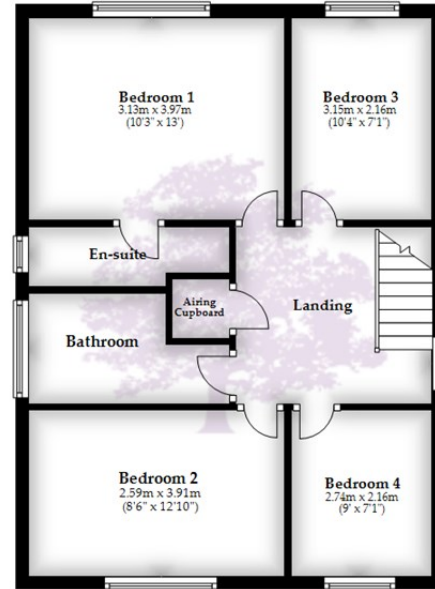
Ground Floor

Approx. 77.8 sq. metres (837.4 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.4 sq. feet)



Total area: approx. 132.1 sq. metres (1421.8 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 - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.