



13 ROYAL CLOSE,  
HENBURY, BS10 7XF

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GOODMAN  
& LILLEY



# DISCOVER THIS SECLUDED 4 BEDROOM DETACHED HOME LOCATED WITHIN THE CHARMING WINDMILL ESTATE.

## Porch

uPVC double glazed window and door to front aspect, tiled flooring, heater.

## Entrance Hall

uPVC double glazed window and door from porch, doors to ground floor rooms, stairs to first floor and storage cupboard.

## Lounge

Two uPVC double glazed windows to front aspect, fireplace, radiator

## Dining Room

door into conservatory and kitchen, radiator.

## Kitchen

uPVC double glazed window to rear aspect, a mixture of eye level and low level storage cupboards with wood effect tops and tiled splash back, one and half sink with drainer and swan neck mixer tap over, stainless steel extractor hood, fitted fridge/freezer, tiled flooring, space for cooking range and dishwasher

## Conservatory

multiple uPVC double glazed windows to three aspects and sliding door to garden, power points, radiator.

## Garage

Up and over door to front aspect, convenience door into hallway. combi boiler

## WC

uPVC double glazed window to side aspect, low level WC, tiled flooring, hand basin with mixer tap over and tiled splash back.

## Landing

uPVC double glazed window to side aspect, access to loft space

## Bedroom 1

uPVC double glazed window to rear aspect, built in wardrobe, door to en suite. radiator

## En-suite

low level toilet, hand basin, walk in shower with mixer bar and shower head with tiled surround.

## Bedroom 2

uPVC double glazed window to front aspect, storage cupboard, radiator

## Bedroom 3

uPVC double glazed window to rear aspect, storage cupboard, radiator

## Bedroom 4

uPVC double glazed window to rear aspect, radiator

## Shower Room

uPVC double glazed window to rear aspect, low level toilet, hand basin, corner shower with mixer control and shower head, bidet, heated towel rail and fully tiled

## Front of property

The front of the property provides parking for several vehicles, there is also gated side access to the rear of property

## Rear of property

The rear garden is low maintenance however offers lots of space for plants and shrubs, high hedges provide the feeling of privacy, there is external power points, water tap and a retractable awnings

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- Detached Home
  - Off Street Parking
  - Conservatory
  - Downstairs W/C

- 4 Bedrooms
- Garage
- Master bedroom with en suite
- Peaceful location

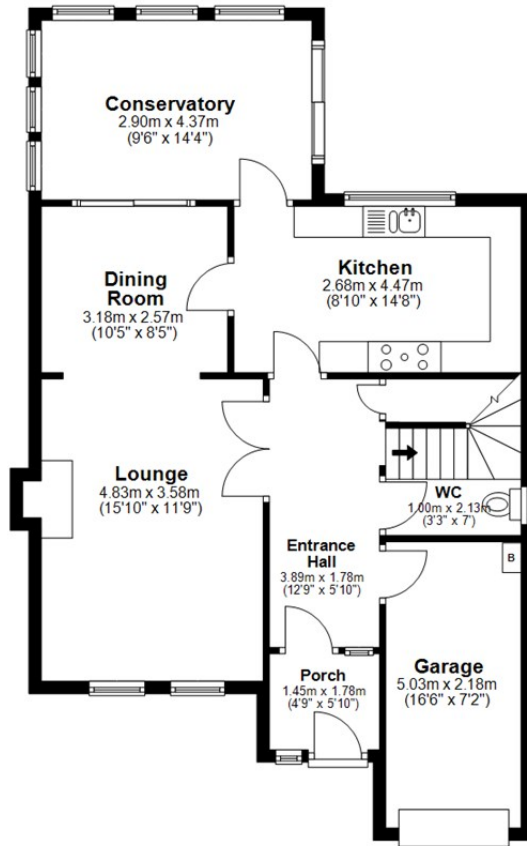


GUIDE PRICE £500,000



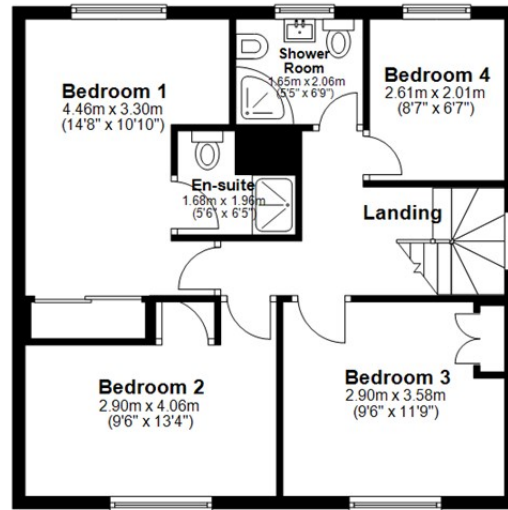
### Ground Floor

Approx. 77.1 sq. metres (830.0 sq. feet)



### First Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



Total area: approx. 133.3 sq. metres (1434.5 sq. feet)

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