



15 Gleneagles Drive, Henbury, BS10 7PS
Offers In Excess Of £450,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

15 Gleneagles Drive, Henbury, BS10 7PS

A golden opportunity to acquire this beautiful 4 bedroom detached family home, set in a quiet side road in this popular development, which borders the wide expanse of the Blaise Estate. Offered to the market with the benefit of no onward chain.

This delightful family home has recently undergone a comprehensive refurbishment and now offers light, airy and contemporary accommodation over two floors, briefly comprising; Entrance hall, lounge, dining room, kitchen, downstairs wc, landing leading to four bedrooms, one with en-suite and a bathroom. Externally there are front & rear gardens, a garage and off street parking. The property is generously proportioned throughout and has been immaculately maintained by its current owner. The lounge and dining room has extra insulation too and a new heating system with Gas Eco Combi-Boiler was installed in 2021.

The property is ideally located for local schools, the beautiful Parklands Estate of the Blaise Estate and Henbury Leisure Centre are a short walk away. Adding to its appeal it is within a short drive to Cribbs Causeway and the M5 providing fantastic access to get out and around the city. Other outdoor nearby attractions include such as AirHop, Bristol Activity Centre and the Wild Place Project meaning there is plenty to do in the nearby area for local residents. This is an area very popular with families due in part to the nearby Blaise Primary, Henbury Court Academy and Blaise High School. Within a short walk you will also find a number of local pubs and restaurants.

An absolutely superb energy efficient family home that must be viewed to be fully appreciated..... either Call or Click us on - 0117 2130333/ shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: TBC

- Four Bedroom Detached
 - Off Street Parking and Garage
 - Newly Renovated with an Energy Rating of C
 - En-Suite off Main Bedroom
 - Newly Fitted Kitchen Bathroom and En-Suite
- Sought After Location
 - No Onward Chain
 - Downstairs Cloakroom
 - Two Receptions
 - Energy efficient house with an EPC of C

Entrance Hall
16'0" x 3'11"
Entrance via uPVC door with side window leading into hallway, doors to all rooms, stairs rising to first floor.

WC
4'9" x 2'5"
uPVC double glazed window to front aspect, low level wc, fitted vanity unit, radiator.

Dining Room
8'8" x 12'3"
Tilt and Turn window to front aspect, radiator, opening into kitchen

Kitchen
7'3" x 14'1"
uPVC door and side window to side aspect. Fitted with a modern stylish and newly fitted kitchen with high gloss grey units with contrasting worksurfaces, subway style tiling and a grey tiled floor. Integral appliances to include a built in oven and induction hob. Integrated dishwasher, plumbing for washing machine. Space for a tumble dryer. Inset one and half single drainer sink unit. Gas Eco Combi-Boiler.

Lounge
10'9" x 19'9"
uPVC double glazed tilt and turn window to rear aspect, uPVC double glazed door leading into rear garden, radiator, tv satellite ariel

First Floor Landing
Access to loft space which is partly boarded via loft ladder, doors to all rooms.

Bedroom 1
10'7" x 13'8"
uPVC double glazed window to rear aspect, radiator, door leading to en-suite, fast charge USB points

En-suite
8'6" x 4'1"
This newly fitted en-suite comprises of low level wc, vanity sink in unit, shower cubicle, heated chrome towel rail, extractor fan

Bedroom 2
9'8" x 12'9"
Window to front aspect, fitted wardrobes, radiator, fast charge USB points

Bathroom
8'10" x 6'7"
Beautiful newly fitted white bathroom suite which comprises of, L shaped bath with shower over, fitted sink

with vanity unit, low level wc, radiator, uPVC double glazed window to side aspect, extractor fan.

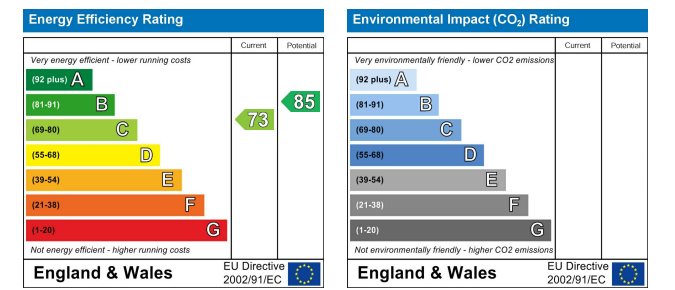
Bedroom 3
9'8" x 7'9"
uPVC double glazed window to rear aspect, radiator, fast charge USB points

Bedroom 4
9'9" x 7'4"
uPVC double glazed window to rear aspect, radiator, fast charge USB points

Garage
Via up and over door, power and lighting with plenty of double socket power points and eco strip lighting , courtesy door leading to rear garden

Gardens
The garden to the rear is easy to maintain and is partly laid to patio, outside tap, there is also a lovely shingle area and fence panels and plant borders. The front is also easy to maintain with shingles and flower beds.

Parking
There is parking for 2 vehicles on the driveway

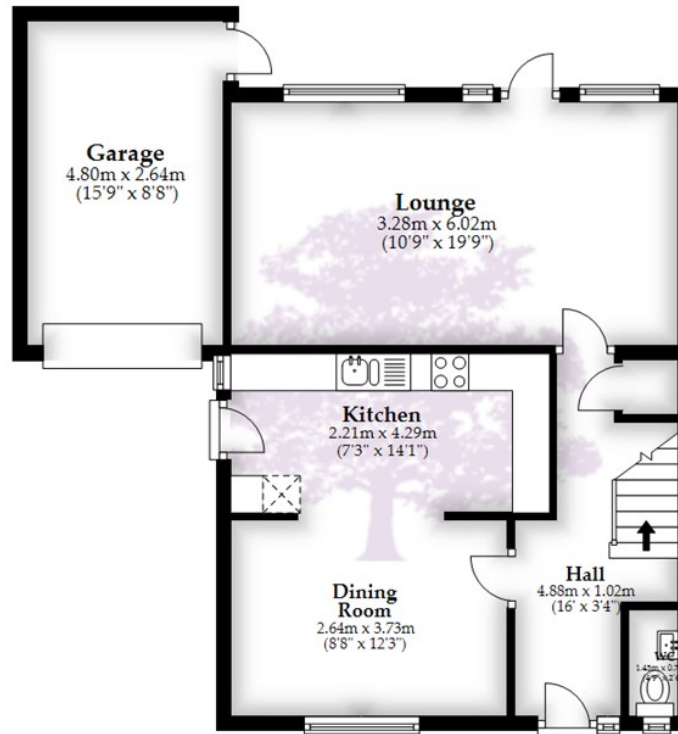


Bristol
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333
www.goodmanlilley.co.uk



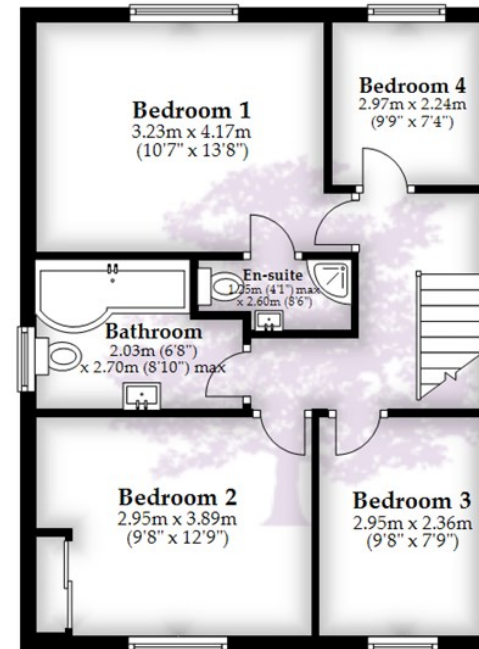
Ground Floor

Approx. 63.0 sq. metres (677.8 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



Total area: approx. 118.1 sq. metres (1271.6 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.



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 and 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.