



£525,000

8 Duckett Fields, Henleaze, Bristol, BS9 4DJ

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## 8 Duckett Fields Henleaze, Bristol, BS9 4DJ

Located just off of Wellington Hill West, you will find a charming development of nine houses. 8 Duckett Fields is a semi-detached house tucked at the end of the cul-de-sac and briefly comprises; three bedrooms, master en-suite, family bathroom, cosy living room, an open-plan kitchen/diner with Bi-fold doors leading out to the enclosed garden as well as a garage with a home office.

As you enter the property you have a hallway which provides access to all ground floor accommodation and stairs that rise to the first floor. To the front a cosy living room, providing ample space for furnishing and a bay with double glazed windows. To the rear, the spacious kitchen/diner, that spans the full width of the property creating the social hub of the home, whilst bi-fold doors lead to the westerly facing garden. The kitchen is modern, with white wall and base units and contrasting black countertops, featuring an integrated oven, hob with extractor fan, dishwasher and a window offering an outlook out on to the rear of the garden. Adjacent is a side door that which leads into the side passage. A W/C, tastefully decorated with wood panels, is tucked beneath the stairs.

Stairs rise to the first floor to three bedrooms and the family bathroom. The master bedroom is located to the rear, with an



outlook onto the mature garden, benefitting a shower en-suite. The family bathroom sits centrally on the hallways, providing a three piece suite. The second double bedroom sits to the front, providing a pleasant view down the cu-de-sac whilst the third bedroom sits adjacent.

Externally, the rear garden is divided into three sections and benefits a sunny west facing aspect. Beyond the bi-fold doors, there is a paved area ideal for al-fresco dining with the second section being lawn enclosed by flower beds and fencing. A wood chipped area creates a lovely seating zone to enjoy the last rays of the summer sunshine. A side passage leads to the garage which has been partitioned off to create a garden office, whilst further storage is accessed via an up and over door. An allocated parking space is located in front of the garage. To the front, the property bears a modern facade, with a lawn and paved path the leads to the front door.

8 Ducketts Field is a wonderful family home providing a contemporary living space. Located on a quiet cul-de-sac the property is within close proximity to The Beehive, Henleaze, Westbury-on-Trym, the buzz of Gloucester Road and Horfield Common.

Vendors Comments: "We love living in Duckett Fields, surrounded by caring and friendly neighbours in a safe cul-de-sac where the children can happily play in the road. It's great to have a space to work in which is separate to the main house. The back garden is very peaceful and attracts lots of wildlife, you sometimes forget you're in the middle of Bristol!"

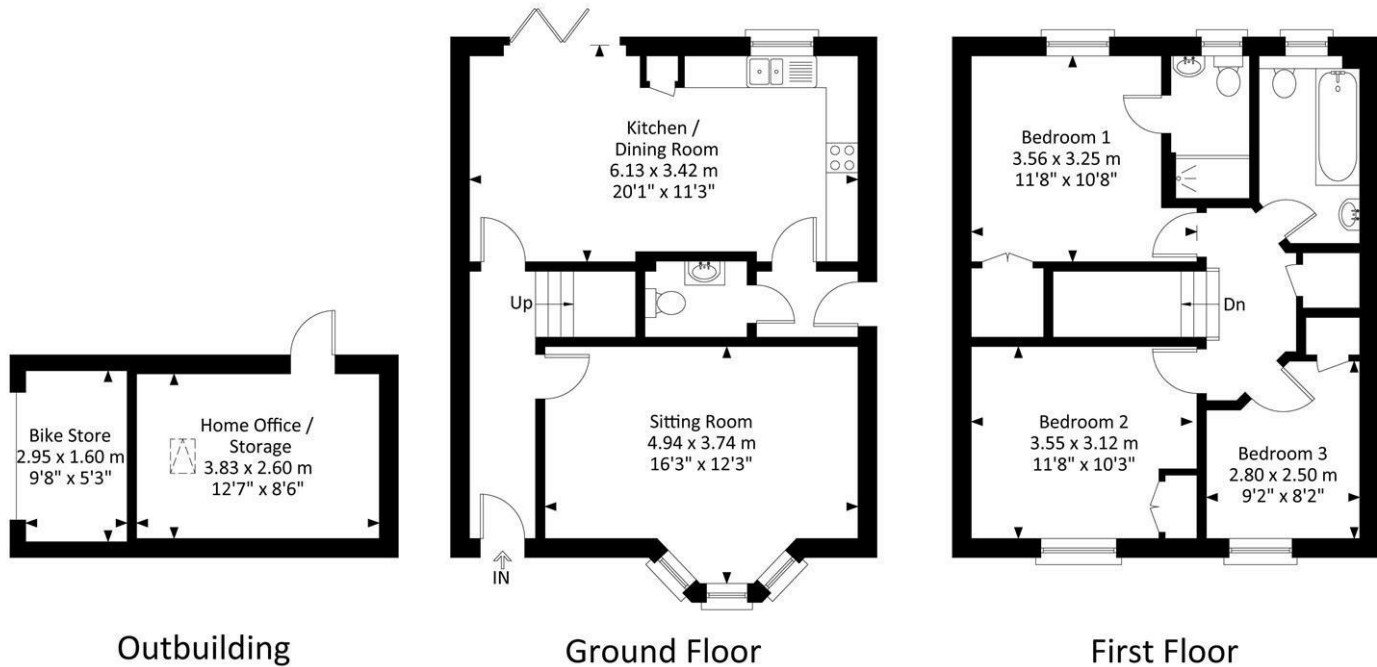






### Duckett Fields, Henleaze, Bristol, BS9 4DJ

Approximate Gross Internal Area = 94.69 sq m / 1019 sq ft  
 Outbuilding Area = 14.67 sq m / 158 sq ft  
 Total Area = 109.36 sq m / 1177 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

79 90

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