



Henleaze | Guide Price £975,000

leese & nagle 

11 Dublin Crescent

Henleaze, Bristol BS9 4NA

- Victorian Family Home
- Immaculately Presented
- Character and Charm
- Off Street Parking and Garden
- Proximity to Henleaze High Street
- Close to Local Schools

A stunning Victorian family home that is full of light, character and charm and positioned beautifully on one of the more popular tree lined roads in Henleaze. The property offers versatility and space for modern living, access to local amenities as well as key features including the beautiful garden and off-street parking. A superb family home that is sure to attract a range of buyers.

The property is accessed to the front into the vestibule with beautiful original features such as the stained glass windows. The welcoming entrance hall, gives passage to the living areas, kitchen, stairwell to the first floor and understairs WC. Throughout the hallway is a well fitted Victorian style tiled flooring that is attractive, hard wearing and practical. The lounge is to the front with bay window and shutters, cast iron fireplace with attractive surround, built in storage and shelving, coving and picture rail and is a fantastic room to enjoy to relax and enjoy the end of day sunshine. There is another reception room to the rear with large windows that overlook the garden, built in cupboards, coving, picture rail and beautiful wooden flooring. The rear of the property is the kitchen/living/dining area with a number of windows and skylights and is a great area for all to enjoy. The Neptune kitchen is well fitted with a range of wall and base units, a mix of oak and granite worktops, Franke porcelain sink, electric Rangemaster, a range of integrated appliances including; fridge/freezer, dishwasher and washing machine. Furthermore, there is Amtico flooring and access onto the garden.

Upstairs, there is a half landing with a lovely family bathroom, offering obscured window to side and rear, shower cubicle, bath with shower attachment, low level WC, wash hand basin with vanity unit and cupboard housing Viessmann gas combination boiler.





The first floor accommodates three bedrooms, including two large doubles. The front room being the primary bedroom with bay window with shutters and coving. The rear bedroom has a large window with views over the garden, decorative fireplace and coving. The final room is an ample single, perfect nursery or great as a walk-in wardrobe area, again with window and shutters.

An additional half landing leads to the second family bathroom with skylight and window to side, shower cubicle, roll top bath, decorative fireplace, low level WC and wash hand basin. The top floor has two double bedrooms, with the rear bedroom benefiting elevated views and a decorative fireplace. On this level there is also an additional room which lends itself as a lovely guest room or as an office with skylight to front and storage into the eaves.

Outside, to the front there is a dropped kerb and a paved driveway offering off street parking with low level brick wall.

To the rear, is an enclosed garden with lovely lifestyle areas. There are raised flowerbeds, perfect for the addition of plants. To the end of the garden is a patio area that connects with the afternoon sun, as it goes over the house. Finally, there is rear lane access which is secured for residents use only.

Properties of this character and condition are extremely rare to the market, therefore, a viewing is highly recommended.



Directions

Coming from the White Tree roundabout head down North View until the end of the road. Take a left onto Northumbria Drive and continue over the mini-roundabout onto Henleaze Road. Continue past the shops and take the left onto Waterford Road and an immediate left onto Dublin Crescent. Number 11 is located towards the end of the road to your right-hand side.

Energy Performance Certificate
Rating D

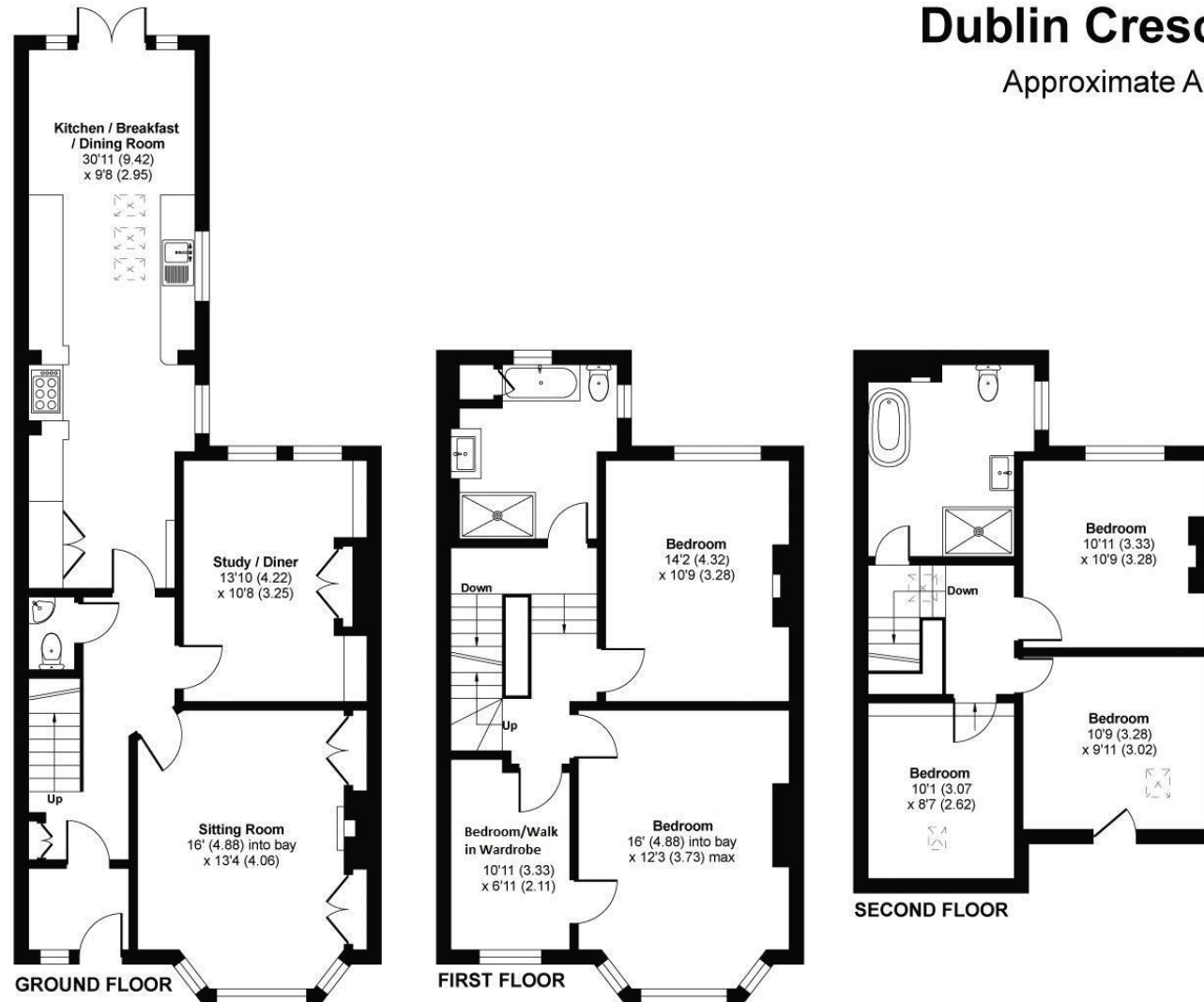




Dublin Crescent, Bristol, BS9

Approximate Area = 1915 sq ft / 177.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Leese & Nagle. REF: 991590 - BROCHURE



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