



Sea Mills

Guide Price £425,000

leese & nagle 

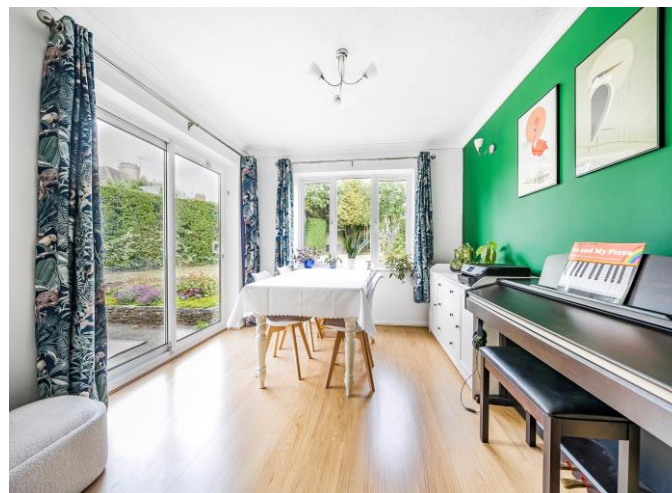


# 1 Blaise Walk, Sea Mills, Bristol, BS9 2JZ

- 3 Bedrooms
- Semi Detached
- Well Presented
- Off Street Parking and Garage
- Front and Rear Garden

A fantastic 3 bedroom semi-detached family home that is well-presented and ready to move straight into. With great living spaces, 3 bedrooms, family bathroom, level gardens, off street parking and a detached garage the house is sure to appeal to a range of buyers. With its connections to the Blaise Estate, there are some wonderful local walks to be had as well as great motorway and transport links.

The property is accessed into a useful entrance porch. The inner hall gives passage to the living space and the stairwell to the first floor. The living space is open plan allowing for a well-proportioned lounge and dining room to the rear. The lounge has window to front, decorative fireplace with surround, laminate flooring and has a dual aspect. To the rear is the dining area with window to rear and sliding patio door onto rear garden, laminate flooring and is a great space to enjoy day to day or when entertaining. Finally, to the ground floor is the kitchen with window to front and rear as well as door onto garden, a range of wall and base units, worktops with a tiled splashback, stainless steel sink/drainer, space for range cooker, cookerhood, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, useful understairs storage cupboard and tiled flooring.







To the first floor, the landing gives access to the bedrooms, the family bathroom and loft hatch. The main bedroom has a dual aspect with a window to the front and rear and is a fantastic size room that is light and airy. Bedroom 2 is a double room with window to the front and built in cupboard. Bedroom 3 is a single room with window overlooking the garden and could lend itself as a good office room should you require the space to work from home. The family bathroom has obscured window to rear, bath with electric shower over, low level WC and wash hand basin.

Outside, to the front there is a low-level brick wall and a lovely frontage laid to lawn. There is off street parking for up to 2 cars and access to the detached garage which measures 22'9 x 8'1. The garage has up and over door to front and door to garden and is fantastic for storage.

To the rear, there is lovely garden that is enclosed by a hedge surround and wooden fencing, several trees and shrubs, a patio area off the house with a raised area behind the garage and a good size lawn. Being westerly in its orientation, the garden benefits the afternoon and evening sun towards the end of the day.

Viewing highly recommended to avoid disappointment.



Energy Performance Certificate  
Rating D



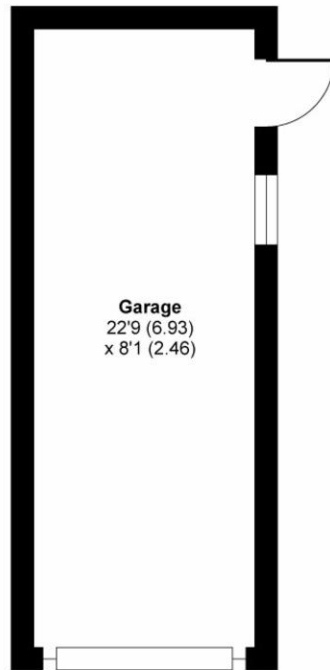
# Blaise Walk, BS9

Approximate Area = 968 sq ft / 89.9 sq m

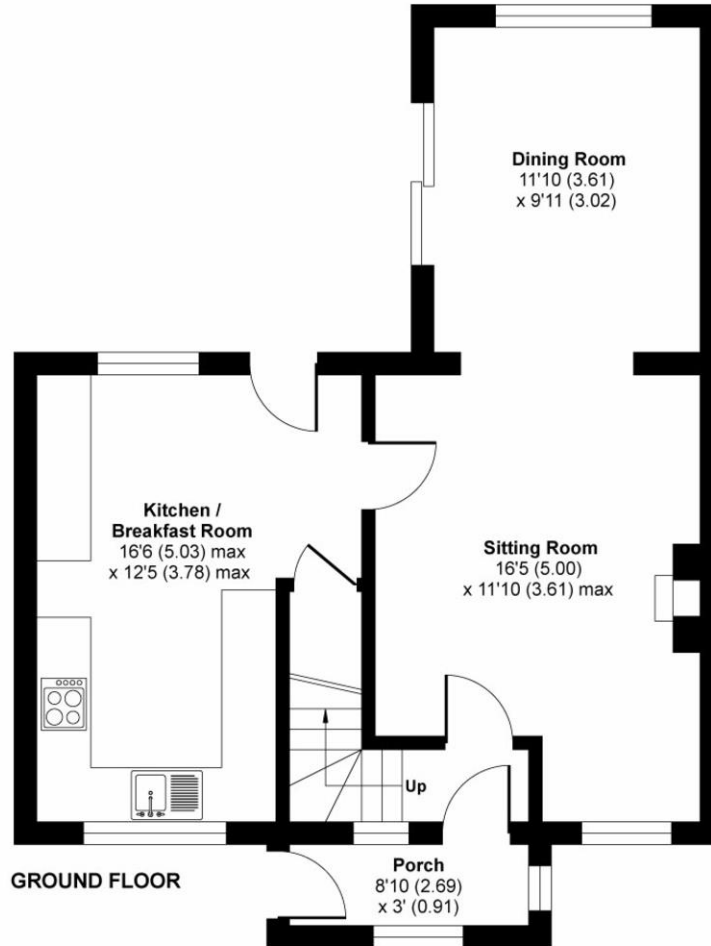
Garage = 186 sq ft / 17.3 sq m

Total = 1154 sq ft / 107.2 sq m

For identification only - Not to scale



Garage  
22'9 (6.93)  
x 8'1 (2.46)



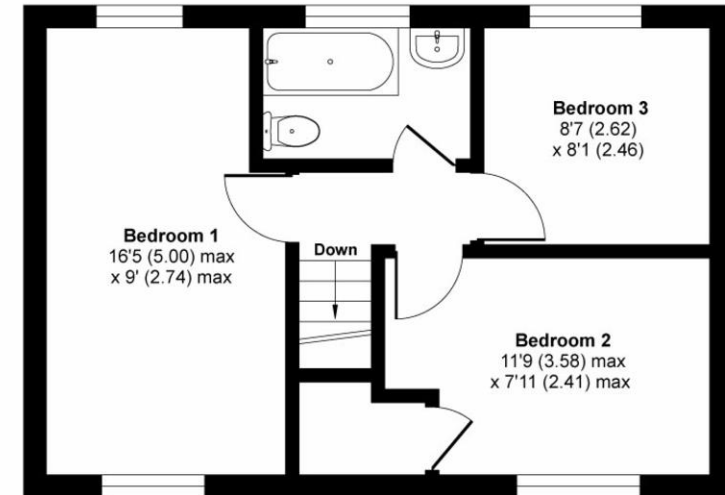
GROUND FLOOR

Dining Room  
11'10 (3.61)  
x 9'11 (3.02)

Kitchen /  
Breakfast Room  
16'6 (5.03) max  
x 12'5 (3.78) max

Sitting Room  
16'5 (5.00)  
x 11'10 (3.61) max

Porch  
8'10 (2.69)  
x 3' (0.91)



FIRST FLOOR

Bedroom 1  
16'5 (5.00) max  
x 9' (2.74) max

Bedroom 3  
8'7 (2.62)  
x 8'1 (2.46)

Bedroom 2  
11'9 (3.58) max  
x 7'11 (2.41) max



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Leese & Nagle. REF: 1141748



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Westbury-on-Trym Office**  
125 Stoke Lane,  
Westbury-on-Trym,  
Bristol, BS9 3RW  
T 0117 962 2299  
wot@leeseandnagle.co.uk  
leeseandnagle.co.uk