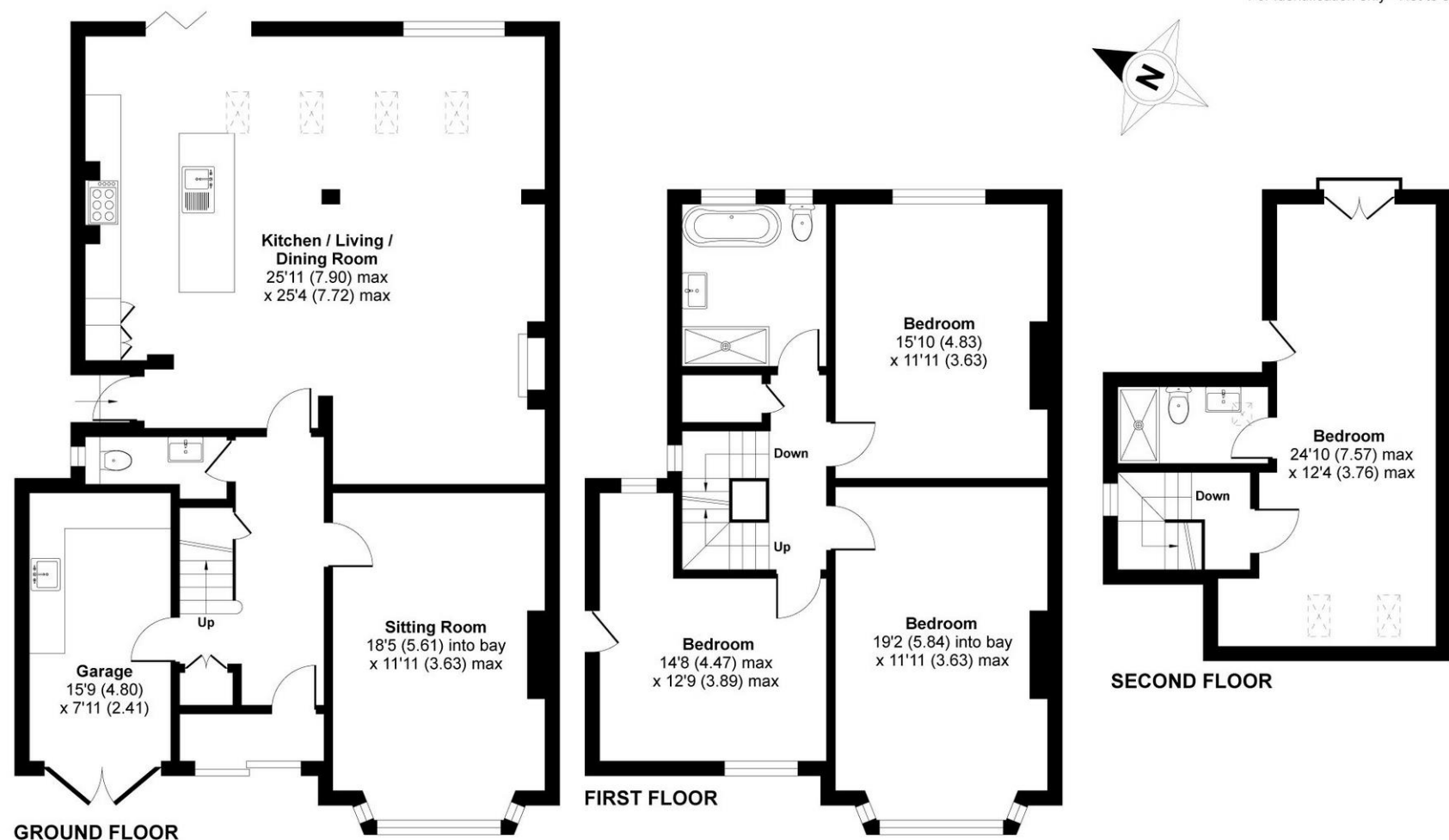




Northumbria Drive, Bristol, BS9

Approximate Area = 2234 sq ft / 207.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024. Produced for Leese & Nagle. REF: 1204669

12 Northumbria Drive, Henleaze,
Bristol, BS9 4HP

- 4 Double Bedrooms
- Semi Detached
- Large Open Plan Kitchen/Living/Dining Area
- Proximity to Waitrose and Durdham Downs
- Off Street Parking and Garage
- Family Sized Garden

A wonderful, spacious 1930s semi-detached family home in Henleaze, BS9. The property offers expansive living spaces, 4 double bedrooms, 2 bathrooms, off street parking for up to 3 cars and a lovely family sized garden. Being within walking distance of Waitrose and the amenities in Henleaze and Westbury Park gives a fantastic lifestyle element as well as being within reach of the local schools.

The property is accessed to the front, with a useful porch leading into a welcoming entrance with hard wearing original oak flooring that leads to the front sitting room, and the open plan kitchen/living/dining room to the rear. There is also access to a downstairs WC, understairs storage, secure door to the garage and stairwell to the first floor. The sitting room to the front has a bay window, plate rail and enjoys the afternoon and evening sun. The rear of the property has been tastefully extended to create a superb open plan kitchen/living/dining area. This gorgeous room benefits from several skylights, a window overlooking the garden and bi-fold doors that lead out on to decked steps to the garden. The kitchen is beautifully appointed with a range of wall and base units, worktop with stand, sink/drain, Quooker boiling water tap, space for range cooker, integrated dishwasher and fridge/freezer. There is a hard-wearing engineered oak flooring running throughout the rear of the house. There is comfortably enough space for a large dining table and this area enjoys a lovely view of the garden. Finally, the room has been cleverly zoned to provide a living area with feature log burning stove, making an ideal day-to-day area for the family to enjoy.



The first-floor landing provides access to 3 bedrooms as well as the family bathroom, feature side window, airing cupboard and stairwell to the second floor. All the bedrooms are double rooms and each enjoy a pleasant outlook. The family bathroom is spacious with bath, separate shower cubicle, low level WC, hand basin with vanity unit and windows to rear.

To the second floor is the large, light and airy Master bedroom with skylights to the front and French doors/ Juliet balcony to the rear. There is a shower en-suite with walk in shower, low level WC, hand basin and vanity unit, tiled flooring and skylight.

Outside, to the front there is off street parking for up to three cars with low maintenance 'Avon Cobblestone' printed concrete paving. There is gated side access and access to the garage via double doors. The integral garage has power, lighting, plumbing, a high ceiling and lends itself as excellent storage. The garage is accessible internally from the house and used as a great utility room with sink, integrated fridge, and space for separate washer and dryer.

To the rear, there is raised decking with steps down to the garden. There is side access from the kitchen, with access to a secure storage area under the house and further storage under the decking. The garden is laid to lawn with a variety of mature shrubs and trees, including productive apple and pear trees.



Energy Performance Certificate Rating D

Council Tax Band E

