



| Dyrham Close | Guide Price £950,000

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10 Dyrham Close, Henleaze, Bristol, BS9 4TF

- Semi-Detached
- Immaculately Presented
- Beautiful Living Spaces
- Off-Street Parking for Multiple Vehicles
- Lovely Rear Garden

A fantastic semi-detached family home with so much to offer. The property is immaculately presented and offers great living spaces, well-proportioned bedrooms, modern bathrooms, a lovely garden as well as plenty of off-street parking and garage.

The property is accessed to the front, into a useful porch. Inside, the entrance hall is welcoming with access to the lounge, kitchen/diner, stairwell to the first floor, understairs cupboard and a tiled floor. The lounge is to the front with bay window and is well-presented with fireplace, coving, ceiling rose and is carpeted. The rear of the property has been opened up and extended to create a wonderful open plan kitchen/living/dining area and acts as the 'hub' of the house. The kitchen has window to side, a range of wall and base units, granite worktop with stand, porcelain sink, space for rangemaster, cooker hood, integrated dishwasher, fridge/freezer and tiled flooring runs through. Moving through, there is a large peninsula that provides additional storage/casual dining area with granite worktop. There is space for a family sized table and chairs with bi-fold doors that lead to rear garden and skylight. Finally, to complete the downstairs there is a utility room with window to side, plumbing for washing machine, space for tumble dryer and additional porcelain sink. Beyond this is the downstairs WC and rear porch that gives access to the garden.





To the first floor, the main landing gives access to 3 bedrooms and the family bathroom. The front bedroom is a large bedroom with bay window and view to the front, looking over the sports ground. There are built-in wardrobes. The rear bedroom has view over the garden as well as built-in wardrobes. The remaining bedroom off this landing has French doors onto a terrace, a perfect spot to enjoy the end of day sunshine. The family bathroom has an obscured window to rear, bath, separate shower, low level WC, wash hand basin, attractive column radiator and is fully tiled.

There is a split landing on the first floor and this room is currently arranged as a walk-in wardrobe with window to the front and a range of built-in wardrobes and a tiled floor. It could also be arranged as a study or even as a possible fifth bedroom.

To the second floor, is the loft conversion which currently operates as the primary suite. It is light and airy with window to the rear with lovely elevated view, skylight to the front, storage into the eaves and wooden flooring. The en-suite has skylight to rear, shower cubicle, low level WC, wash hand basin, heated towel rail and is tiled. Finally, there is a door to the front of the bedroom that leads to an area that could be used as study, as the current vendors do, or perhaps a wardrobe area with window to front and side.

Outside, to the front there is off-street parking for numerous vehicles, a low-level wall and access to the garage. The garage has an electric roller door and door to the rear, allowing for side access.

To the rear, there are initially 2 patio areas, perfect for a table and chairs. The main garden is enclosed and laid to lawn with shrubs. Towards the end of the garden, there are 2 summerhouses.

Properties of this quality are rare to the market. Viewing highly recommended to avoid disappointment.



Energy Performance Certificate
Rating C



Dyrham Close, Henleaze, Bristol, BS9

Approximate Area = 2049 sq ft / 190.3 sq m

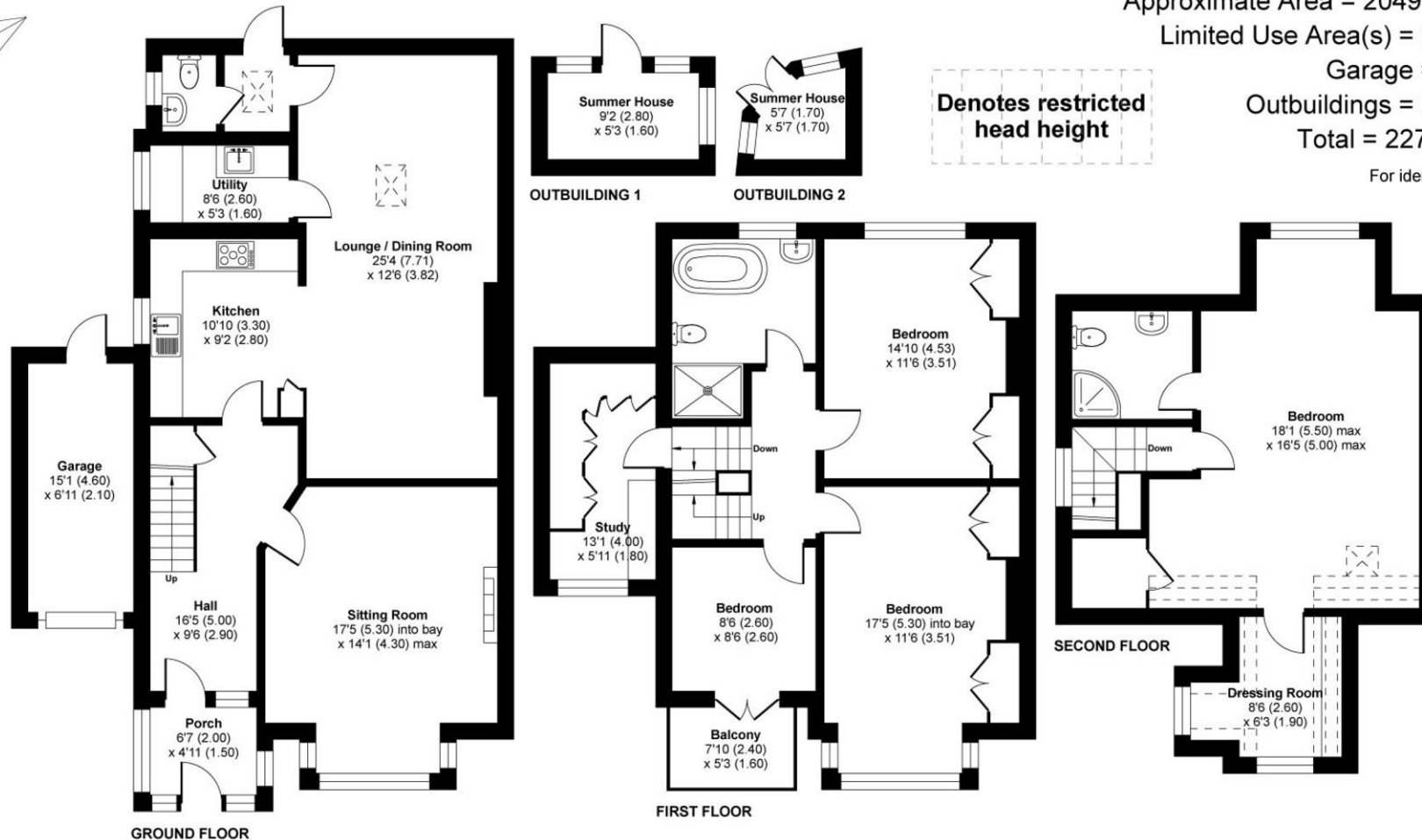
Limited Use Area(s) = 52 sq ft / 4.8 sq m

Garage = 97 sq ft / 9 sq m

Outbuildings = 73 sq ft / 6.7 sq m

Total = 2271 sq ft / 211 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Leese & Nagle. REF: 1253733

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