



1 Fallodon Way, Henleaze

Guide Price £1,195,000

RICHARD  
HARDING



# 1 Fallodon Way,

Henleaze, Bristol, BS9 4HR

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A substantial double bay fronted 1930's, 5 bedroom detached family home which enjoys a rather special & unique corner plot with extensive wrap around grounds, off street parking & single garage in a highly sought after Henleaze location.

## Key Features

- An incredible 5 bedroom, 2 reception room, 3 bath/shower room family home which has been cherished by our vendor clients for over 25 years.
- Large and extended open plan kitchen/dining space with bi-folding doors leading out through a decked terrace to the garden.
- Highly convenient Henleaze location within a stone's throw of the local shops, eateries and bus connections of Henleaze Road as well as North View which is only a short level stroll away. Waitrose Supermarket, the Orpheus Cinema and the green open spaces of Durdham Downs are also within easy reach. A great location for local schools with Henleaze Infant and Junior School nearby.
- Extension and mature wrap around garden.
- 5 well-proportioned bedrooms flooded with natural light.
- Off street parking and single garage.
- Wonderful to acquire, this exceptional home set upon a significant corner plot in a first-class location. Properties such as this are rare to market, so an early viewing is highly recommended to appreciate all which is on offer.





## GROUND FLOOR

**APPROACH:** from the pavement, two brick pillars and wrought iron gate open onto a stone pathway leading through a pretty front garden and up to the main front door of the house. A wooden door with glazed insert and storm porch over opens to:-

**ENTRANCE HALLWAY:** a large and welcoming hallway with wooden effect laminate flooring, moulded skirtings, two radiators, light point, stained glass window to the front elevation, two useful storage cupboards and carpeted staircase rising to first floor landing. Doors radiate to:-

**LIVING ROOM: (25'6" x 11'11") (7.77m x 3.62m)** a wonderful, spacious reception room with large wide bay to the front elevation with leafy outlook and built-in window seat. Further large casement window at the rear of the room to the side elevation. Laid with fitted carpet, moulded skirtings, radiator, ceiling coving, two ceiling light points. Open fireplace with brick mantel, surround and hearth and two small leaded windows to either recess. Two built-in bookshelving with cupboards beneath.

**STUDY: (11'11" x 10'11") (3.63m x 3.32m)** currently utilised as a home office, a lovely light second reception room laid to wooden effect laminate flooring with large wide bay window to the front elevation and further single window beside. Ceiling light point, radiator.

**KITCHEN/DINING ROOM:** large semi-open plan space, measured as described separately as follows:-

**Kitchen: (18'3" x 12'9") (5.55m x 3.89m)** fitted kitchen featuring an array of wall, base and drawer units with square edged worktop over and stainless steel inset sink and drainer unit. Overhanging breakfast bar with space for seating. Integrated appliances include 5 ring gas hob and extractor hood over, dishwasher, eye level double Bosch ovens. Space for free-standing fridge/freezer. Tiled flooring, double glazed window to rear elevation overlooking the wraparound garden, two skylight windows, inset ceiling downlights.

**Dining Area: (11'3" x 10'6") (3.43m x 3.19m)** laid with wooden effect laminate flooring, moulded skirtings, radiator, inset ceiling light points. Bay window to the front elevation and three panel upvc bi-fold doors to the side elevation opening to the decked terrace overlooking the wraparound garden. Ample space for dining furniture.

**LAUNDRY ROOM: (10'8" x 5'11") (3.25m x 1.80m)** useful utility space accessed from the kitchen area via wooden door with an array of fitted wall, base and drawer units and worktop over with inset sink and drainer and tiled splashbacks. Tiled flooring, moulded skirtings, radiator, two ceiling light points, part glazed wooden door to rear elevation opening to the wraparound garden. Wall mounted Worcester combi boiler. Space and plumbing for washing machine, tumble dryer and an extra freezer.

**CLOAKROOM/WC:** low level wc, pedestal wash basin, radiator, tiled flooring, half-height wooden panelling, two small part obscure glazed windows to the rear elevation, ceiling light point.

## FIRST FLOOR

**LANDING:** a large, light-filled landing with large double glazed windows to the front elevation. Laid to fitted carpet, ceiling light point, loft hatch access and picture rail. Doors radiating to:-

**BEDROOM 1: (17'3" x 8'11") (5.25m x 2.71m)** large double bedroom with high ceilings, ceiling light point, two radiators, wooden flooring, moulded skirtings, double glazed window to front elevation, skylight window and glazed French doors to side elevation opening to Juliette balcony. Door leading into bedroom 5 (currently utilised as a dressing room) and further door opening to:-

**En-Suite Shower Room/WC:** white suite comprising low level wc, pedestal wash hand basin and shower cubicle with wall mounted shower and glass door. Tiled walls, wood effect laminate flooring, inset spotlights, extractor fan, small window to the rear elevation.

**BEDROOM 2: (14'8" x 11'11") (4.48m x 3.36m)** spacious double bedroom laid to fitted carpet with high ceilings, ceiling light point, large deep double glazed bay window to the front elevation and a radiator. Door to useful cupboard space.

**BEDROOM 3: (11'11" x 11'10") (3.64m x 3.60m)** large double bedroom laid to fitted carpet with high ceilings, ceiling light point, coving, double glazed bay window to the front elevation and double glazed single window to side elevation, radiator.

**BEDROOM 4: (11'11" x 11'3") (3.42m x 3.36m)** double bedroom laid to fitted carpet with high ceilings, ceiling light point, double glazed bay window to the side elevation, radiator, built-in wardrobe and cupboard space.

**BEDROOM 5: (11'7" x 9'5") (3.54m x 2.86m)** currently utilised as a dressing room with access from both bedroom 1 and the landing. Double bedroom laid to fitted carpet with high ceilings, ceiling light point, picture rail, double glazed window to side elevation, radiator.



**BATHROOM/WC:** white suite comprising low level wc, pedestal wash hand basin and panelled bath with wall mounted shower and glass screen. Tiled walls, wood effect laminate flooring, ceiling light point, extractor fan, chrome towel radiator, radiator and small window to rear elevation.

**SHOWER ROOM/WC:** white suite comprising low level wc, pedestal wash hand basin and shower cubicle with wall mounted shower and glass door. Tiled walls, wood effect laminate flooring, radiator, inset spotlights, extractor fan and small window to rear elevation.

## OUTSIDE

**FRONT GARDEN:** attractive front garden mainly laid to paving with various flower beds housing an array of flowering plants and shrubs with mature hedging to the front border.

**WRAP-AROUND SIDE GARDENS:** gardens to either side of the property with a great deal of privacy thanks to a mixture of timber fencing, brick and stone walling and mature hedge borders. To one side, the garden is laid to a mixture of paving and chippings with deep beds featuring an attractive mix of mature plants and trees. To the other side, a decked terrace leads out from the dining area and three steps descend to a lawned area with a selection of flower beds housing an array of flowers, shrubs and trees. Water butt and outside tap. Several paved stepping stones lead from the decking to a wooden gate leading out to the:-

**OFF-STREET PARKING AND GARAGE:**

## IMPORTANT REMARKS

**VIEWING & FURTHER INFORMATION:** available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

**FIXTURES & FITTINGS:** only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

**TENURE:** it is understood that the property is Leasehold. This information should be checked with your legal adviser.

**LOCAL AUTHORITY INFORMATION:** Bristol City Council. Council Tax Band: G

**PLEASE NOTE:**

1. **Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers **and** confirmation of funding arrangements.
2. **Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a **minimum E rating**, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

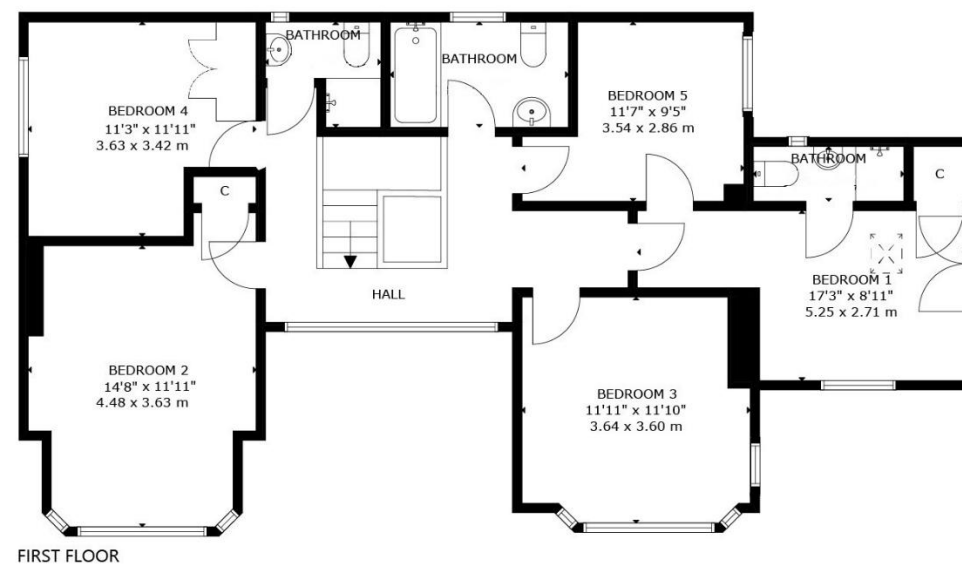
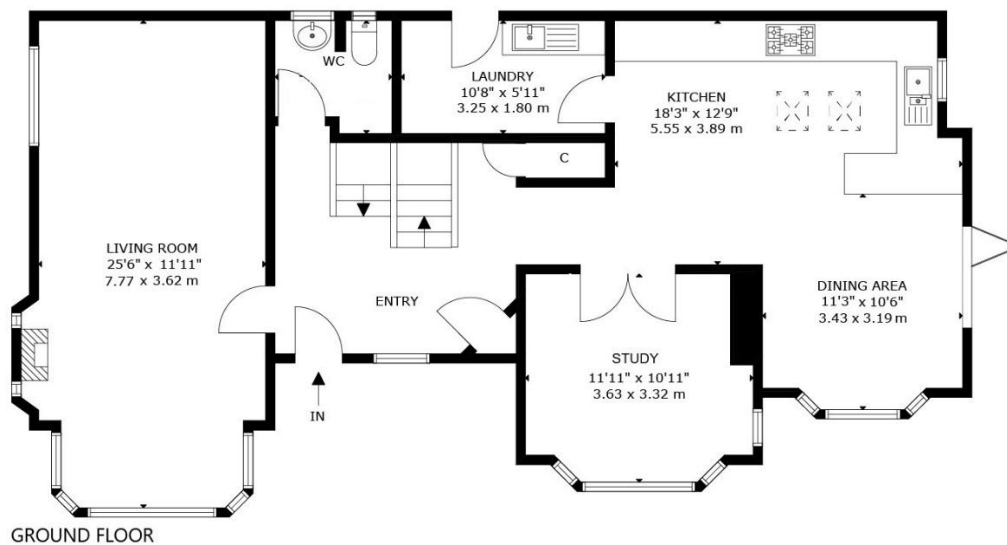
3. The photographs may have been taken using a wide angle lens.
4. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
5. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
6. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
7. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
8. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
9. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

EPC to follow

**If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.**







1 FALLODON WAY HENLEAZE BS9 4HR  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,988 SQ FT / 185 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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