



9 HOBHOUSE CLOSE,  
HENLEAZE, BS9 4LZ

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GOODMAN  
& LILLEY







# 9 HOBHOUSE CLOSE

## HENLEAZE BS9 4LZ

GUIDE PRICE  
£525,000

This attractive Georgian-style modern end-terrace home is located in a popular Henleaze location and has been remodelled and upgraded to create a wonderful residence with three generous bedrooms, a well appointed kitchen and shower room, downstairs cloakroom and with a pleasant views to the front across a communal green.

Set in such a desirable setting, early interest is expected. Get in touch with one of our property experts today to arrange your viewing.

### Location

Located just a short stroll from Henleaze Road, a 10-minute walk for Westbury-on-Trym and all their delightful shops, restaurants and amenities. The property is also located under a 10-minute walk from Badock's Wood and Henleaze Swimming Lake. Positioned near many local schools with both Redmaids' High School and Henleaze Junior School approximately 750m away.

### Accommodation

Please see the floorplan for the room measurements.

### Entrance

Accessed via an obscured uPVC double-glazed entrance door, the property opens into an inviting hallway with engineered oak flooring, integrated storage, and stairs rising to the upper level. From here, a wooden glazed door lead into the main open plan living space, while a separate door opens into a ground-floor cloakroom/WC featuring a contemporary two-piece suite.

### Ground Floor

The ground floor has been thoughtfully designed to provide a spacious open-plan living and dining area extending from front to rear and flowing seamlessly into the kitchen. Oak flooring runs throughout this space, which is enhanced by a distinctive circular bay window at the front overlooking the communal green, along with modern inset spot lighting. The kitchen is well appointed with quartz work surfaces, a breakfast bar, an induction four-zone hob, double oven, space for an

American-style fridge/freezer, a slimline dishwasher, and space with plumbing for a washing machine. From the dining area, sliding doors open into a bright sunroom/conservatory featuring tiled flooring, a pitched glazed roof, and windows on three sides, with further sliding doors leading out to the garden.

### First Floor

On the first floor are three generously sized bedrooms. The rear bedroom

benefits from a floor-to-ceiling window with a Juliette balcony and door, and a fitted wardrobe. The principal bedroom is also a generous double, offering a built-in wardrobe and windows to two aspects. Bedroom three is a large single room with integrated storage. Completing this floor is a modern fully tiled shower/wet room, finished to a high standard and including underfloor heating.

### Gardens

#### Front Garden

The front of the property is set back behind a lawned garden with established planting, enjoying an open outlook across the communal green and a paved pathway leading to the entrance.

#### Rear Garden

To the rear is a private, south-facing garden designed for ease of maintenance, featuring a variety of mature plants, trees, and shrubs. A pathway runs

through the garden to a rear access road, where a wrought-iron gate provides entry. Close by is a single detached garage, which can be accessed either directly from the garden via a double-glazed door or from the rear lane through an electric up-and-over door.



- Wonderful Three Bedroom Home
- Wet Room With Underfloor Heating

- Superb Henleaze Location
- Modern Downstairs WC

- Quality Fitted Kitchen
- Southerly Facing Garden / Detached Garage

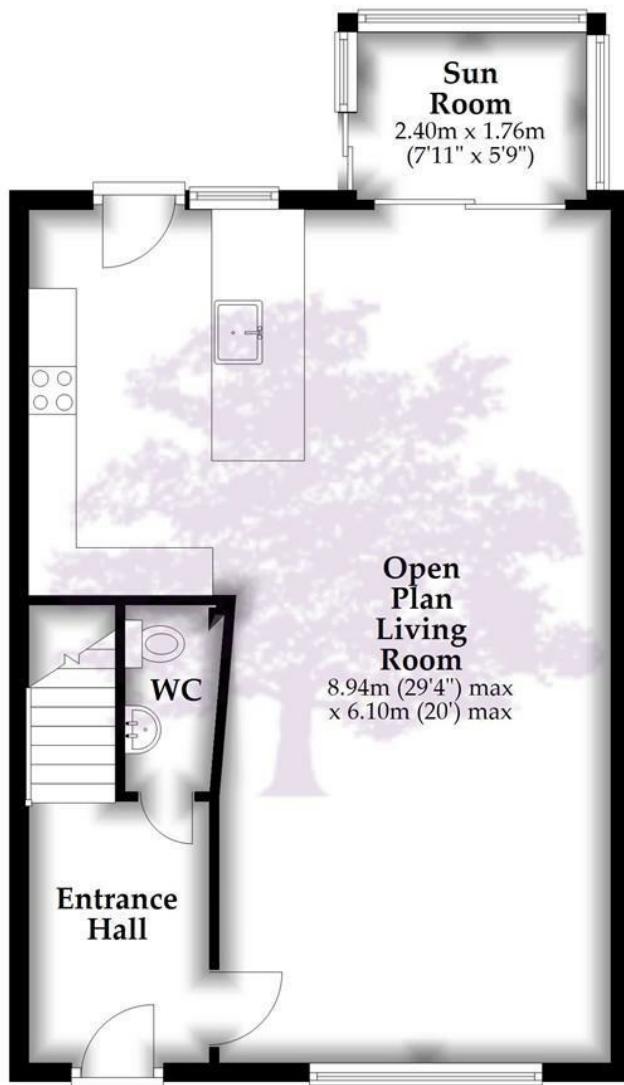




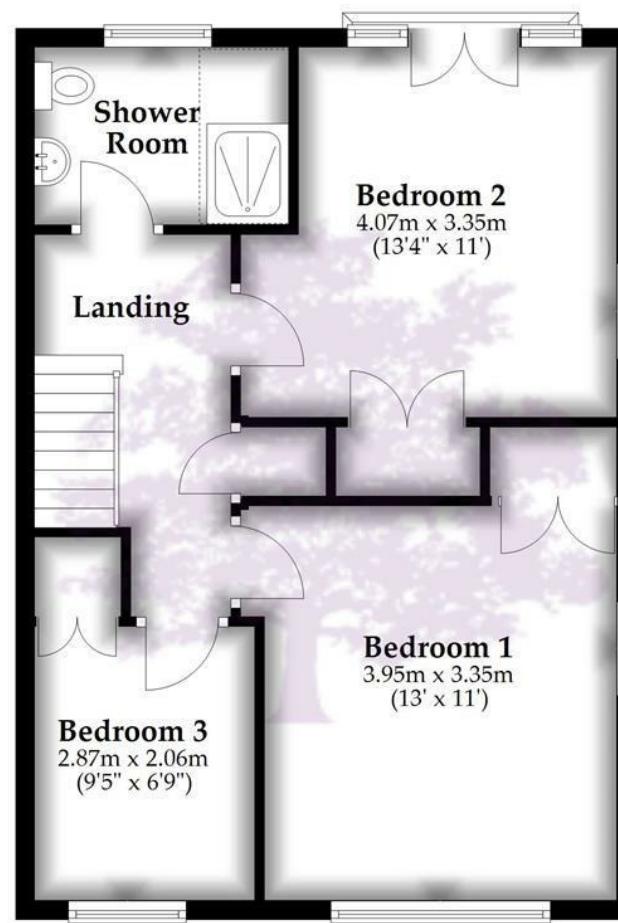
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## Ground Floor



## First Floor



Total area: approx. 112.8 sq. metres (1214.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

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