



Sea Mills

Guide Price £375,000

LEESE &
GORDON
Independent Estate Agents

42 Brookleaze, Bristol, BS9 2EX

- Semi Detached
- 1920s
- Tastefully Renovated
- Local Schools and Transport Links
- Front, Rear and Side Garden
- Close to Blaise, Kingsweston House and other Green Spaces

This fantastic semi-detached property has been thoughtfully renovated throughout and offers generous living space, versatility, modern fittings, and established, southerly facing rear garden with additional garden to the side and front. Its close proximity to local schools, transport links, and motorway access makes it an appealing choice for a wide range of buyers.

You enter the property through the front door into the hallway, which provides access to the reception rooms and the staircase to the first floor. To the left is the main living area, the natural 'hub' of the home. This dual-aspect room enjoys a front window and rear doors opening onto the garden. It features a wood-burning stove, stylish décor, and stripped wooden floorboards. To the rear is the kitchen/diner, which overlooks the garden and also has a door and additional window to the side. It offers a range of wall and base units, a tiled splashback, porcelain sink/drain, integrated appliances, and a tiled floor with underfloor heating. A breakfast bar creates the perfect spot for everyday dining.

Also accessed from the entrance hall is a separate reception room with a bay window and stripped wooden floorboards. Well-presented and versatile, this room can easily be used as a third bedroom if desired.

Upstairs, the landing leads to the bedrooms and the family bathroom. While the original layout accommodated three bedrooms, the current configuration provides two larger rooms, though reinstating the third would be straightforward. Bedroom 1 has a dual aspect with attractive views to the front and rear, built-in wardrobes, and stripped wooden floorboards, creating a light and airy feel. Bedroom 2, also a double, has a front-facing window, built-in cupboard, and stripped wooden floorboards. The family bathroom sits to the rear and includes an obscured window, bath with shower over, low-level WC, washbasin with storage, extractor fan, and partial tiling.





Outside, the front and side gardens offer areas of lawn and a selection of mature shrubs and plants, with a pathway leading to the entrance.

The rear garden begins with a decked area and pergola—an ideal space for outdoor dining during the warmer months. With its southerly aspect, the garden enjoys plenty of daytime and evening sunshine. It is mainly laid to lawn and bordered by various shrubs and trees. There is outside lighting for the evening. At the far end sits an outbuilding/shed measuring approximately 13'1" x 11'6" at its maximum points. With some additional work, it could serve as a home office, workshop, or a great social space. It already has insulation, wooden flooring and power.

Please note that the property is of Dorlonco construction, please consult your mortgage advisor before proceeding



Energy Performance Certificate

Rating

Council Tax:

Band B

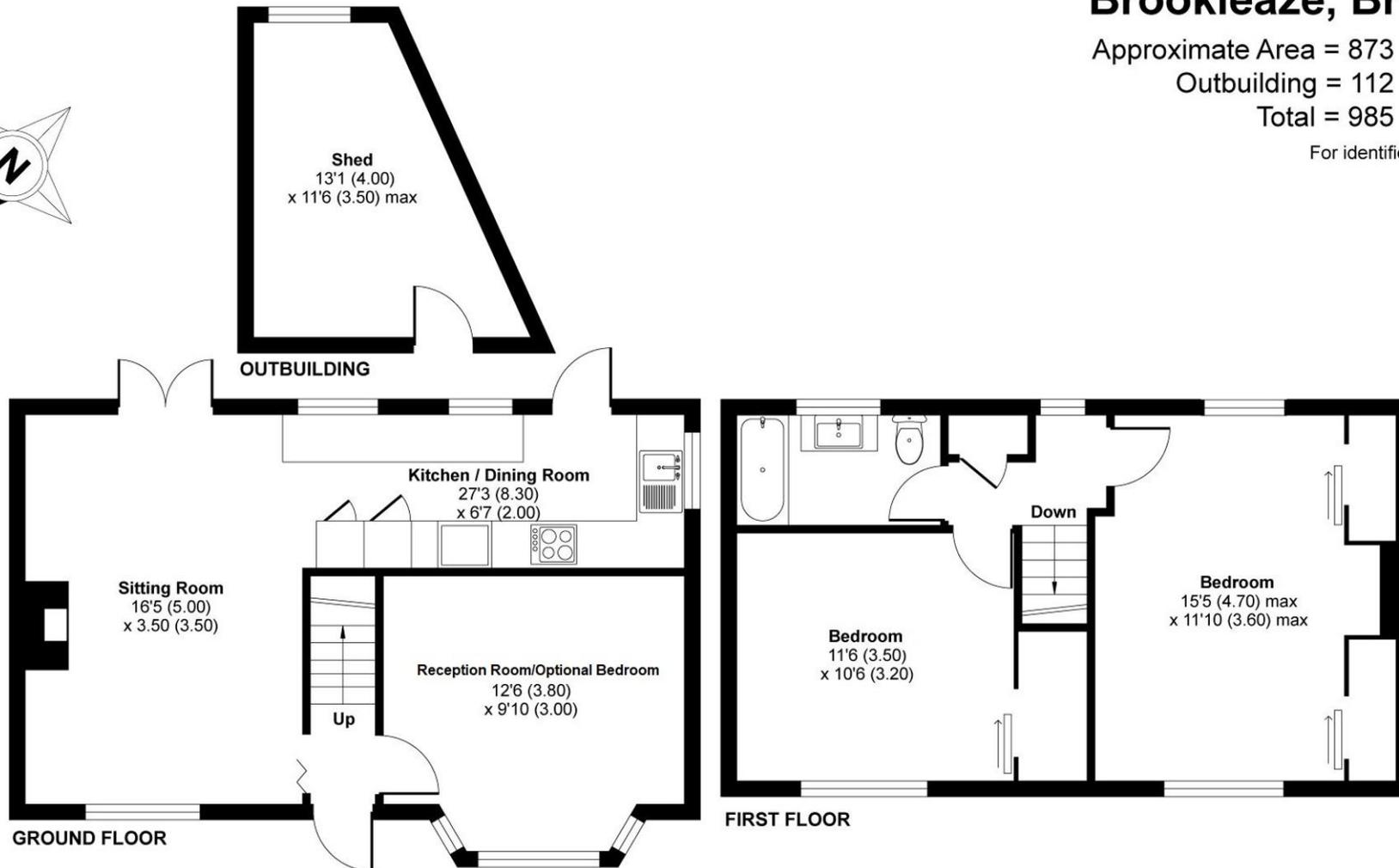
Brookleaze, Bristol, BS9

Approximate Area = 873 sq ft / 81.1 sq m

Outbuilding = 112 sq ft / 10.4 sq m

Total = 985 sq ft / 91.5 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: 1278854

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