



MAGGS
& ALLEN

12 PYECROFT AVENUE
HENLEAZE, BRISTOL, BS9 4NL
£900,000

A substantial (approx. 1900 sq.ft.) four-bedroom detached house situated on a highly sought-after road where properties are rarely available. The spacious family accommodation includes a reception hall, two large reception rooms, a fitted kitchen, a utility room, and a downstairs cloakroom. The first floor comprises four generous bedrooms and a family bathroom.

To the front, the property provides ample off-street parking leading to a double-width garage. The exterior is enhanced by manageable gardens surrounding the house.

Ground Floor

Entering the hallway, obscured glazing allows plentiful natural light into what is a wide and welcoming space. From here is access to the principal rooms, the kitchen, ground floor cloak room and under-stairs storage.

The lounge benefits from its dual aspect and large bay window, allowing in sunlight during much of the day. Built into the recess, the fireplace provides a focal point for the room and is bordered on both sides by windows.

Through an archway you will come to the dining area, where the neutral décor is continued and French doors lead directly to the rear patio.

The adjacent modern kitchen is fitted with a range of matching base and wall-mounted units and is fitted with integrated appliances including a dishwasher, oven and grill. Accessible from the kitchen, the utility room houses the washing machine, dryer and further matching base and wall-mounted units. From here you will also find access to the double width garage, which has an electric door, power and lighting.

First Floor

On the first floor, the galleried landing provides access to four well-proportioned bedrooms and the family bathroom.

The master bedroom is located to the front and features built-in wardrobes with sliding doors. As with the lounge below, the dual aspect nature of the room allows for a particularly pleasing outlook. Bedrooms three and four are both double and are similar in size, the fourth bedroom is a generous single room.

Completing the first floor, the family bathroom is fitted with a four-piece matching suite comprised of a bath, separate shower enclosure, basin and WC. Complemented by partially tiled walls and tile effect vinyl flooring. A handy storage cupboard and shelving can also be found here.



Externally

The gardens have been lovingly and meticulously cared for over a number of years, and feature on three sides of the property.

The property boasts an extensive front lawn featuring a variety of shrubs and trees on its borders. The adjacent driveway allows parking for multiple vehicles and leads to the double width garage.

Accessible immediately from the dining room and utility room is a large patio area with flower borders, with shallow steps leading to the lawned area. Borders to both sides are deep and feature a wide range of mature shrubs and trees. At the far end of the garden, you will find a wooden arbour, positioned to enjoy the sun through the afternoon and evening.

To the side elevation the patio continues and additionally features further shrubbery and a small garden shed. There is side access available on both sides of the property.

Location

Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and superb convenience.

Schools

Redmaids' High School - Distance: 0.36 miles

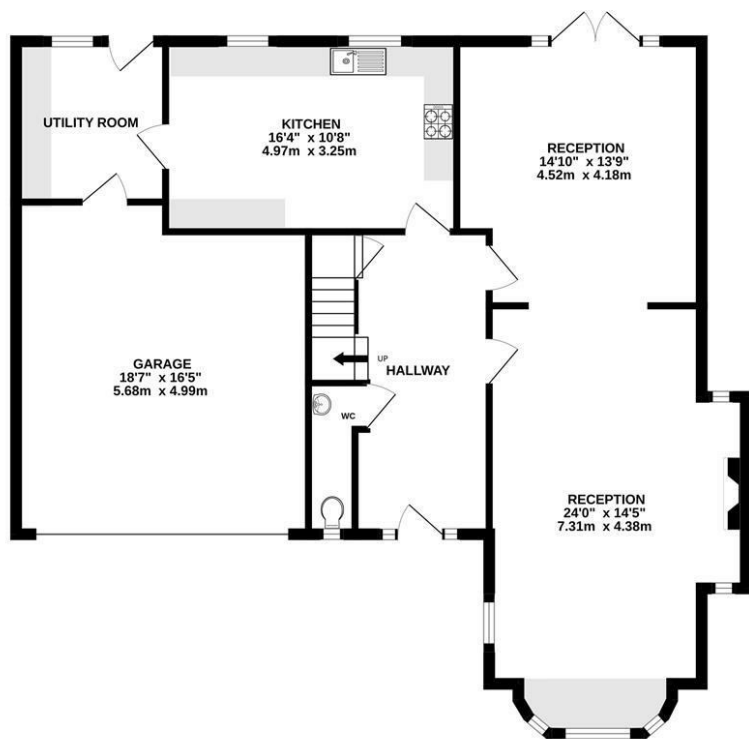
E-Act St Ursula's Academy - Distance: 0.45 miles

Henleaze Junior School - Distance: 0.47 miles

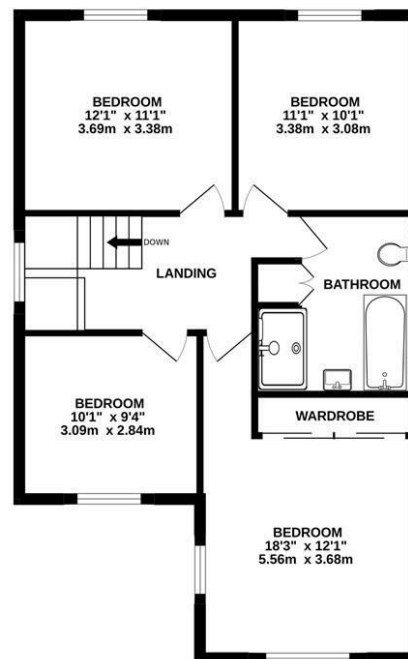
Bristol Free School - Distance: 0.8 miles



GROUND FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 1936 sq.ft. (179.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A substantial (approx. 1900 sq.ft) detached property
- Double width garage and driveway parking
- Generous gardens to rear and front
- Four well-proportioned bedrooms
- Two reception rooms knocked through
- Located on a quiet road close to Henleaze High Street
- Well-maintained and offered in good condition
- Modern kitchen and bathroom
- Ground floor cloakroom
- Offered with no onward chain

Guide Price: £900,000

Tenure: Freehold

Council Tax Band: G

EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

**MAGGS
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