GOODMAN & LILLEY



47 DORSET ROAD, HENLEAZE, BRISTOL, BS9 4BL

GUIDE PRICE £475,000

47, DORSET ROAD
HENLEAZE
BRISTOL

SUMMARY
The property provides a particularly practical layout, with a welcoming entrance hallway, a modern kitchen/breakfast room and a generous 16ft sitting/dining room featuring attractive wood block flooring and bi-folding doors opening directly onto the rear garden. Further benefits include a downstairs cloakroom, three good-sized bedrooms, a modern family bathroom, gas central heating and double glazing.

ACCOMMODATION
Please see the floorplan for room measurements and the property layout.

GROUND FLOOR
Entrance – Approached via a storm porch with useful storage and a front entrance door.

Entrance Hallway – A welcoming and particularly good-sized hallway featuring attractive wood block flooring, staircase rising to the first floor, useful access to the garage and doors leading to the principal ground floor rooms.

Downstairs Cloakroom/WC – Fitted with a WC and wash basin, with a window to the front aspect.

Sitting/Dining Room – A generous 16ft reception room providing excellent space for both relaxing and entertaining. Features include attractive wood block flooring, a contemporary upright radiator and bi-folding doors opening onto the rear garden, allowing plenty of natural light into the room.

Kitchen/Breakfast Room – A modern fitted kitchen offering a good range of storage units and work surfaces, integrated cooking appliances, sink, tiled surrounds and space for a breakfast table. There are also designated spaces for a washing machine and dishwasher, together with a useful understairs storage cupboard and double-glazed window to the front aspect.

FIRST FLOOR
Landing – With loft access and doors leading to all first-floor accommodation.

Bedroom One – A generous principal bedroom with built-in wardrobes, double-glazed windows to the front aspect and radiator.

Bedroom Two – A further good-sized bedroom with built-in wardrobes, double-glazed window to the rear aspect and radiator.

Bedroom Three – A well-proportioned third bedroom with double-glazed window to the rear aspect and radiator.

Bathroom – A modern fitted bathroom comprising a bath with shower over, WC and wash basin, complemented by tiled walls and flooring and a double-glazed window to the front aspect.

OUTSIDE
Front Garden – An attractive front garden providing a pleasant approach to the property, with pathway leading to the entrance.

Rear Garden – An enclosed, low-maintenance rear garden featuring patio and decking areas, providing a pleasant space for outdoor dining and relaxation.

Garage – Further benefiting from a single garage situated in a nearby block.











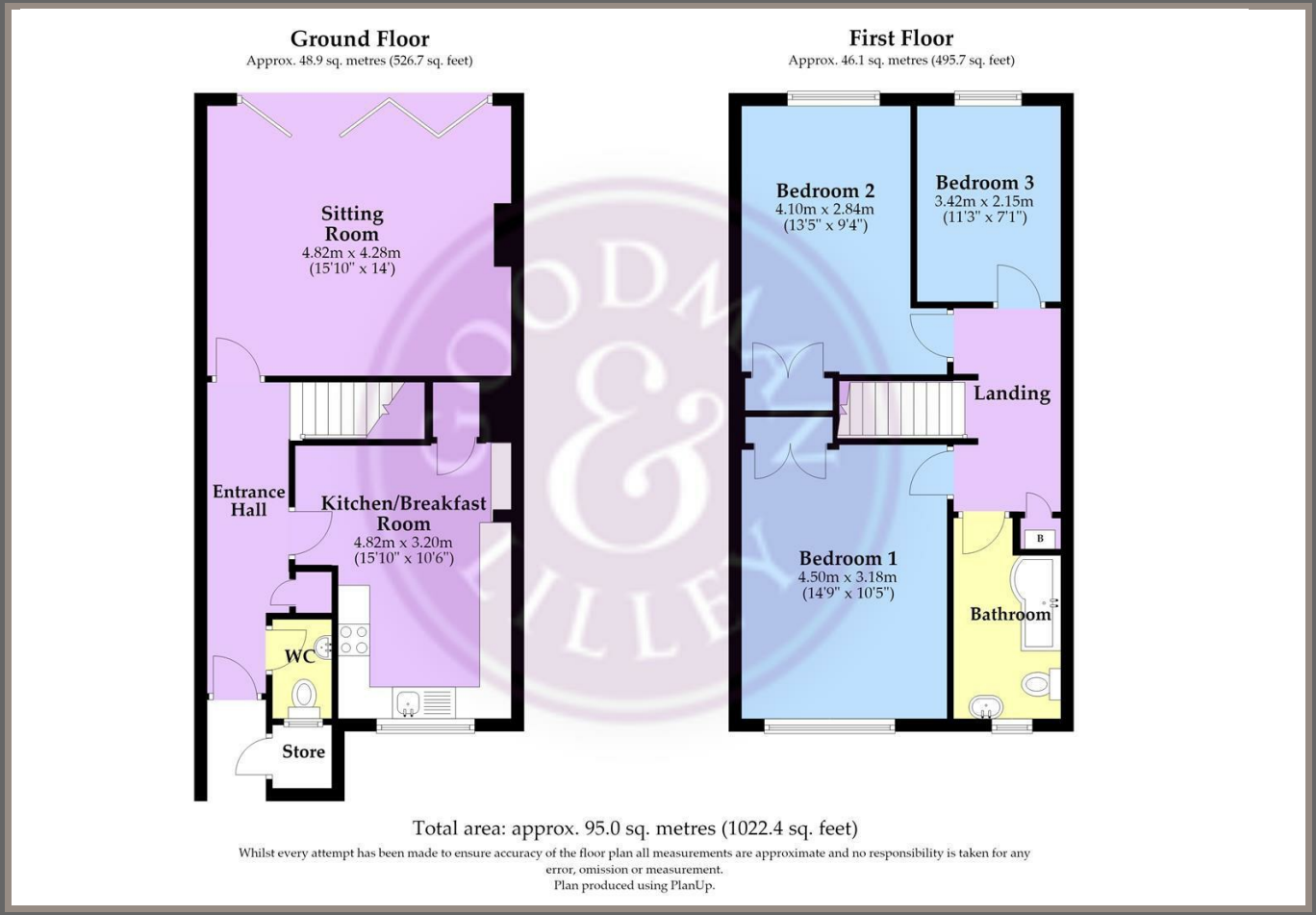












Total area: approx. 95.0 sq. metres (1022.4 sq. feet)

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.

3 BEDROOM(S)
TENURE - FREEHOLD

2 RECEPTION ROOM(S)
IN ALL 1022.40 SQ FT

1 BATHROOM(S)
COUNCIL TAX BAND - D

- Excellent position close to Henleaze High Street
- Generous 16ft sitting/dining room with bi-folding doors opening onto the rear garden
- Downstairs cloakroom/WC
- Three well-proportioned bedrooms
- Modern kitchen/breakfast room
- Garage and enclosed front and rear gardens

GOODMAN & LILLEY

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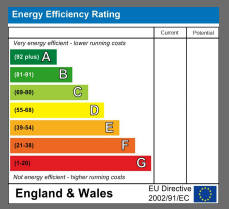
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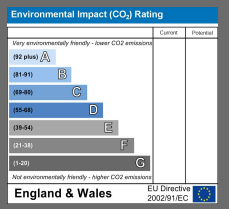
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