



19 Blaisdon Close, Henbury, BS10 7BW  
Guide Price £400,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 19 Blaisdon Close, Henbury, BS10 7BW

An exceptional opportunity to acquire this beautifully presented and thoughtfully designed detached family home, offering contemporary, energy-efficient living within a peaceful cul-de-sac setting.

- Stunning Brand New Home - Available Fully Furnished
- Underfloor heating to ground floor and bathrooms
- Beautifully Presented Throughout
- Close to all Local Amenities and Transport Links
- Three bedrooms including en suite to principal
- Detached Modern House in a Cul-de-Sac Location
- Rooftop solar panels and air source heat pump
- EV charging point with two parking spaces
- Offered With No Onward Chain
- All furniture available to be included "subject to offer"

### Description

The ground floor enjoys a light, free-flowing layout, with a contemporary kitchen/dining space opening into the living area. Sleek units, integrated appliances, and ample worktops make the kitchen both practical and attractive, while bi-folding doors connect the living space seamlessly to the rear garden. A downstairs WC completes this level.

Upstairs, the principal bedroom benefits from a modern en suite shower room, while two further bedrooms share a family bathroom finished with contemporary fittings and quality tiling. Each room feels bright and airy, with elevated views across Bristol to the front and woodland to the rear.

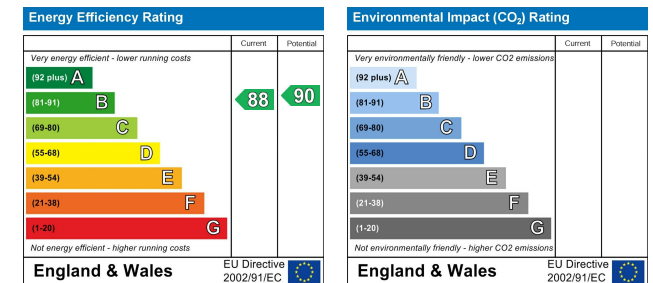
Sustainability is at the heart of the design, with integrated solar panels, a German-manufactured air source heat pump, underfloor heating to the ground floor and bathrooms, high-performance

glazing, and an electric vehicle charging point to the front.

The rear garden is designed for easy maintenance and provides a private outdoor retreat

### Location

Offering convenient access to the M5 and Cribbs Causeway, the proposed new rail link, local shops, supermarkets and the fabulous walks and leisure areas at Henbury. The nearby local schools have increased the number of families looking to move in to the location. Brentry/Henbury Primary Schools, Little Mead Primary Academy and Bristol Free School are all within 1.4 miles of the house. The Ministry of Defence in Filton and the University of the West of England (3.1 miles and 3.5 miles respectively) also attract people to the area.



Bristol

9 High Street, Shirehampton

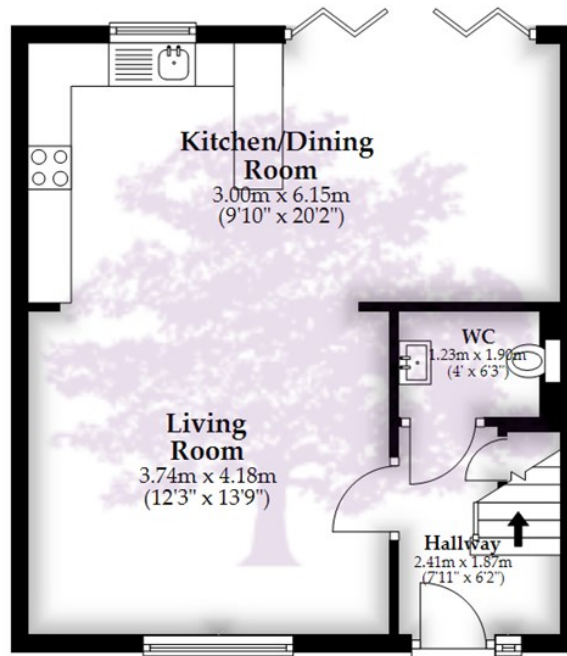
Bristol BS11 0DT

01172 130333

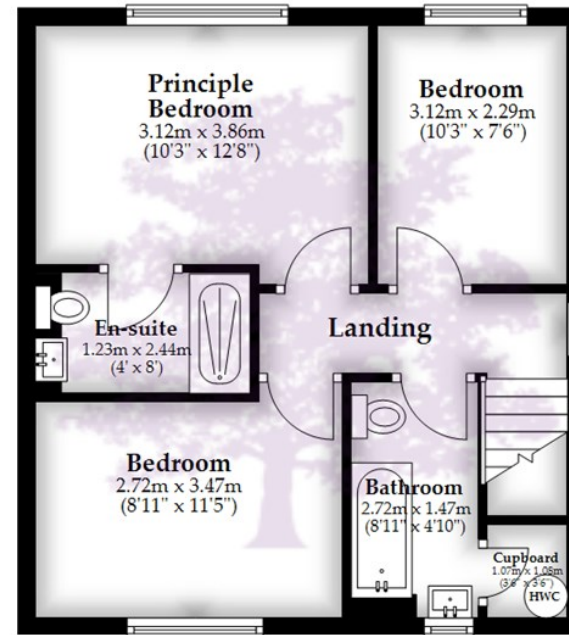
[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



### Ground Floor



### First Floor



Total area: approx. 88.4 sq. metres (951.7 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.



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.