



FLAT 14 BLOCK 39 NORTON FARM ROAD

HENBURY
BS10 7DE

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PROPERTY DESCRIPTION

This beautifully presented two double bedroom penthouse apartment is set on the third floor of a well-maintained development on Norton Farm Road in the ever-popular area of Henbury. Boasting far-reaching panoramic views across open green spaces, the property offers a true sense of peace and tranquillity - a perfect retreat from the hustle and bustle of daily life.

Upon entering, you are welcomed by a spacious hallway with ample built-in storage. The accommodation comprises two generously sized double bedrooms and a modern family bathroom. To the rear of the property, the home opens up into a bright and airy open-plan living space, seamlessly combining the kitchen, dining, and lounge areas. This versatile layout creates an ideal environment for both relaxing and entertaining, all while enjoying the stunning elevated outlook.

Ideally located, the property is within close proximity to local amenities including Henbury Leisure Centre and a nearby Co-op convenience store. Nature lovers will appreciate easy access to the expansive green spaces of Blaise Castle Estate and surrounding woodland walks.

Excellent transport links are on offer, with Cribbs Causeway just a short drive away and convenient access to the M5 motorway. The property is also well positioned for families, with both Blaise Primary and Secondary Schools nearby.

LOCATION

Situated on the north-western outskirts of Bristol, Henbury is a well-established residential area offering a delightful blend of suburban living, historic charm and attractive green surroundings. With its village-like character, welcoming community atmosphere and convenient access to the city centre, Henbury appeals to a variety of buyers, from first-time purchasers to growing families and those seeking a more relaxed pace of life.

One of the area's standout features is the beautiful Blaise Castle Estate, providing an abundance of open green space, woodland walks and picturesque scenery right on the doorstep. The area also benefits from a variety of local shops, well-regarded primary schools and leisure facilities, while the nearby Cribbs Causeway shopping and entertainment destination offers an extensive range of retail, dining and leisure options.

For commuters, Henbury is well positioned for access to Bristol city centre, the A4018 and the M5 motorway, making it convenient for travel across the region. Regular bus services provide connections to surrounding areas, while nearby Westbury-on-Trym offers additional independent shops, cafés and everyday amenities.

Combining a peaceful residential setting with excellent access to local amenities, green spaces and transport links, Henbury offers an appealing balance of convenience and community, making it a desirable location for a wide range of homebuyers.







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& LILLEY**

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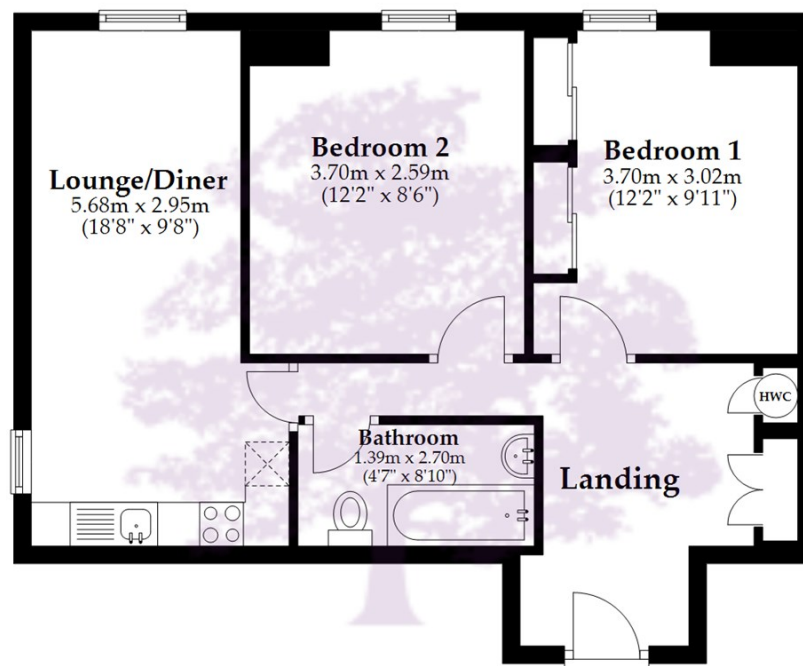
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Top Floor

Approx. 57.3 sq. metres (616.6 sq. feet)



Total area: approx. 57.3 sq. metres (616.6 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 PlanIt

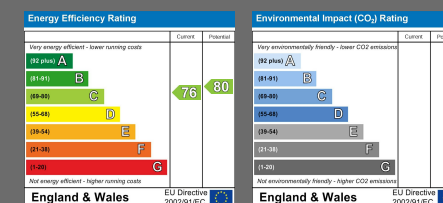
2 BEDROOMS
TENURE - LEASEHOLD

- No onward chain
- Stunning panoramic views over green space
- Quiet and peaceful setting
- Easy access to Blaise Castle Estate and woodland walks

1 RECEPTION ROOMS
IN ALL SQ.FT

- Two spacious double bedrooms
- Bright and airy open-plan kitchen/dining/living area
- Close to Henbury Leisure Centre and local Co-op
- Excellent transport links to Cribbs Causeway and M5

1 BATHROOMS
COUNCIL TAX BAND - B



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm