



**GOODCHILD**  
ESTATE AGENTS  
**FOR SALE**  
0117 454 7054 | [goodchild.co.uk](http://goodchild.co.uk)

3 Dolman Close, Henbury, Bristol, BS10 7PB

**GUIDE PRICE £319,950**

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## PROPERTY OVERVIEW

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Situated in a quiet cul-de-sac and enjoying a generous southerly-facing rear garden, this beautifully presented three-bedroom semi-detached home has been significantly modernised and improved by the current owners. Offering approximately 977 sq ft (90.8 sq m) of well-planned accommodation, a garage and off-street parking for several vehicles, the property represents an excellent opportunity for families, first-time buyers and those seeking a home ready to move straight into.

Since purchasing the property in 2017, the current owners have undertaken an extensive programme of improvements including a replacement kitchen, contemporary bathroom, Worcester Bosch combination boiler, upgraded insulation, replacement French doors and glazing, replastering throughout, landscaping to the front garden and recent roof works. The property has also been redecorated throughout and benefits from sound insulation to the adjoining wall.

The accommodation is approached via an entrance hall with staircase rising to the first floor and a useful ground floor cloakroom. To the front of the property is a comfortable sitting room with a large picture window providing excellent natural light and creating a welcoming living space.

To the rear, the property opens into a superb kitchen/breakfast room and dining area, creating an ideal space for modern family living and entertaining. Installed in 2019, the kitchen features a range of contemporary units complemented by solid oak worktops, integrated double oven, induction hob and quality tiled flooring. The dining area enjoys a pleasant outlook over the rear garden and benefits from recently installed French doors opening onto the patio.

The first floor provides three well-proportioned bedrooms. The principal bedroom is a generous double room, whilst the remaining bedrooms offer flexibility for children, guests or those working from home. These are served by a stylish family bathroom, refitted in 2021.

A particular feature of the property is the outdoor space. The front garden was professionally landscaped to create extensive off-street parking for several vehicles, whilst a shared driveway leads to a garage with recently replaced garage doors, offering additional parking, storage or workshop potential.

To the rear, the property benefits from a delightful southerly-facing garden which has been thoughtfully designed to create an attractive and low-maintenance outdoor environment. Featuring lawned areas, patio seating space and mature planting, it provides the perfect setting for relaxing, entertaining and enjoying the sun throughout the day.

The property also benefits from upgraded insulation including 100mm Celotex insulation to the first floor walls and additional loft insulation, contributing to improved comfort and efficiency.

### Location

Located within easy reach of local shops, schools, Blaise Castle Estate and major transport links including the M4 and M5 motorway network, this is a fantastic family home in a highly convenient position.

Viewing highly recommended.

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# KEY DETAILS

- A Modernised Semi-Detached Family Home (Approx. 977 sq ft (90.8 sq m))
- Located On A Quiet Cul-De-Sace
- 3 Bedrooms
- Open Plan Kitchen/Dining Room
- South Facing Rear Garden
- Garage

Guide Price: £319,950

Tenure: Freehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC:

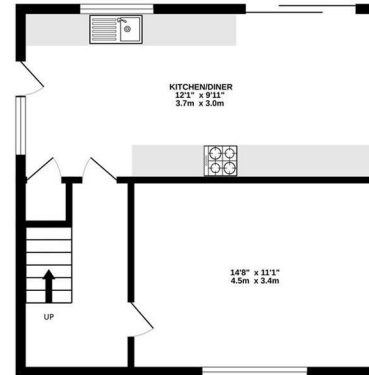
Viewing: By appointment only



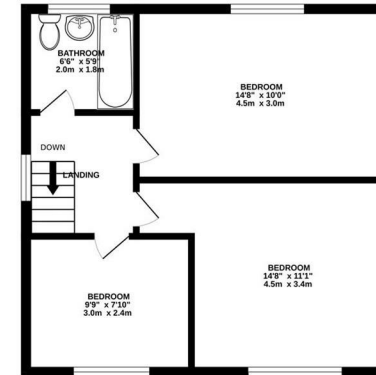
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GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

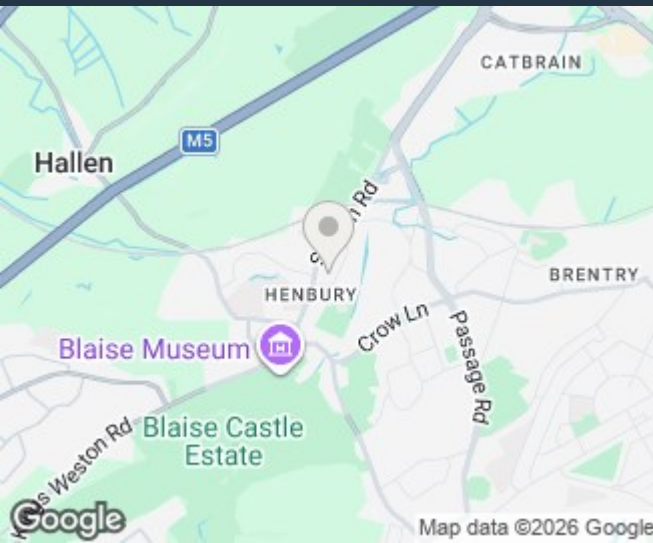


FIRST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 890 sq.ft. (82.7 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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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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