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15 GLENEAGLES DRIVE

HENBURY BS10 7PS







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- Four Bedroom Beautifully Presented Detached House
- Garage and Off Street Parking for 2 Vehicles
- Newly Renovated with an Energy Rating of C
- En-Suite off Main Bedroom
- Newly Fitted Kitchen Bathroom and En-Suite
- Sought After Popular Location, Close to Blaise Castle estate
- No Onward Chain
- Downstairs Cloakroom
- Two Reception Rooms
- Energy efficient house with an EPC of C

## SUMMARY

A golden opportunity to acquire this beautiful 4 bedroom detached family home, set in a quiet side road in this popular development, which borders the wide expanse of the Blaise Estate. Offered to the market with the benefit of no onward chain.

This delightful family home has recently undergone a comprehensive refurbishment and now offers light, airy and contemporary accommodation over two floors, briefly comprising; Entrance hall, lounge, dining room, kitchen, downstairs wc, landing leading to four bedrooms, one with en-suite and a bathroom.

Externally there are front & rear gardens, a garage and off street parking. The property is generously proportioned throughout and has been immaculately maintained by its current owner. The lounge and dining room has extra insulation too and a new heating system with Gas Eco Combi-Boiler was installed in 2021.

## LOCATION

The property is ideally located for family life and for local schools, the beautiful Parklands Estate of the Blaise Estate and Henbury Leisure Centre are a short walk away. Adding to its appeal it is within a short drive to Cribbs Causeway and the M5 providing fantastic access to get out and around the city.

Other outdoor nearby attractions include such as AirHop, Bristol Activity Centre and the Wild Place Project meaning there is plenty to do in the nearby area for local residents. This is an area very popular with families due in part to the nearby Blaise Primary, Henbury Court Academy and Blaise High School. Within a short walk you will also find a number of local pubs and restaurants.

## ENTRANCE HALL

16'0" x 3'11"

Entrance via uPVC door with side window leading into hallway, doors to all rooms, stairs rising to first floor.

## WC

4'9" x 2'5"

uPVC double glazed window to front aspect, low level wc, fitted vanity unit, radiator.

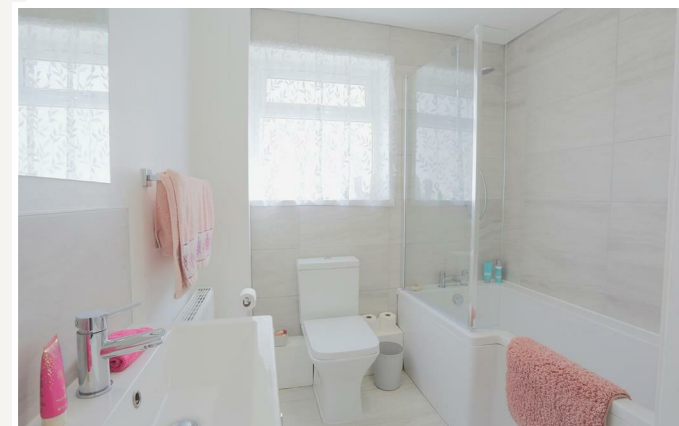
## DINING ROOM

8'8" x 12'3"

Tilt and Turn window to front aspect, radiator, opening into kitchen







## AT A GLANCE

1272.00 SQ\_FT  
COUNCIL TAX BAND: D  
RECEPTION ROOMS: 2  
BEDROOMS: 4  
BATHROOMS: 3  
FREEHOLD



## DESCRIPTION CONTINUED

### KITCHEN

7'3" x 14'1"

uPVC door and side window to side aspect. Fitted with a modern stylish and newly fitted kitchen with high gloss grey units with contrasting worksurfaces, subway style tiling and a grey tiled floor. Integral appliances to include a built in oven and induction hob. Integrated dishwasher, plumbing for washing machine. Space for a tumble dryer. Inset one and half single drainer sink unit. Gas Eco Combi-Boiler.

### LOUNGE

10'9" x 19'9"

uPVC double glazed tilt and turn window to rear aspect, uPVC double glazed door leading into rear garden, radiator, tv satellite ariel

### FIRST FLOOR LANDING

Access to loft space which is partly boarded via loft ladder, doors to all rooms.

### MASTER BEDROOM

10'7" x 13'8"

uPVC double glazed window to rear aspect, radiator, door leading to en-suite, fast charge USB points

### EN-SUITE

8'6" x 4'1"

This newly fitted en-suite comprises of low level wc, vanity sink in unit, shower cubicle, heated chrome towel rail, extractor fan

### BEDROOM 2

9'8" x 12'9"

Window to front aspect, fitted wardrobes, radiator, fast charge USB points

### BATHROOM

8'10" x 6'7"

Beautiful newly fitted white bathroom suite which comprises of, L shaped bath with shower over, fitted sink with vanity unit, low level wc, radiator, uPVC double glazed window to side aspect, extractor fan.

### BEDROOM 3

9'8" x 7'9"

uPVC double glazed window to front aspect, radiator, wardrobe, fast charge USB points

### BEDROOM 4

9'9" x 7'4"

uPVC double glazed window to rear aspect, radiator, fast charge USB points

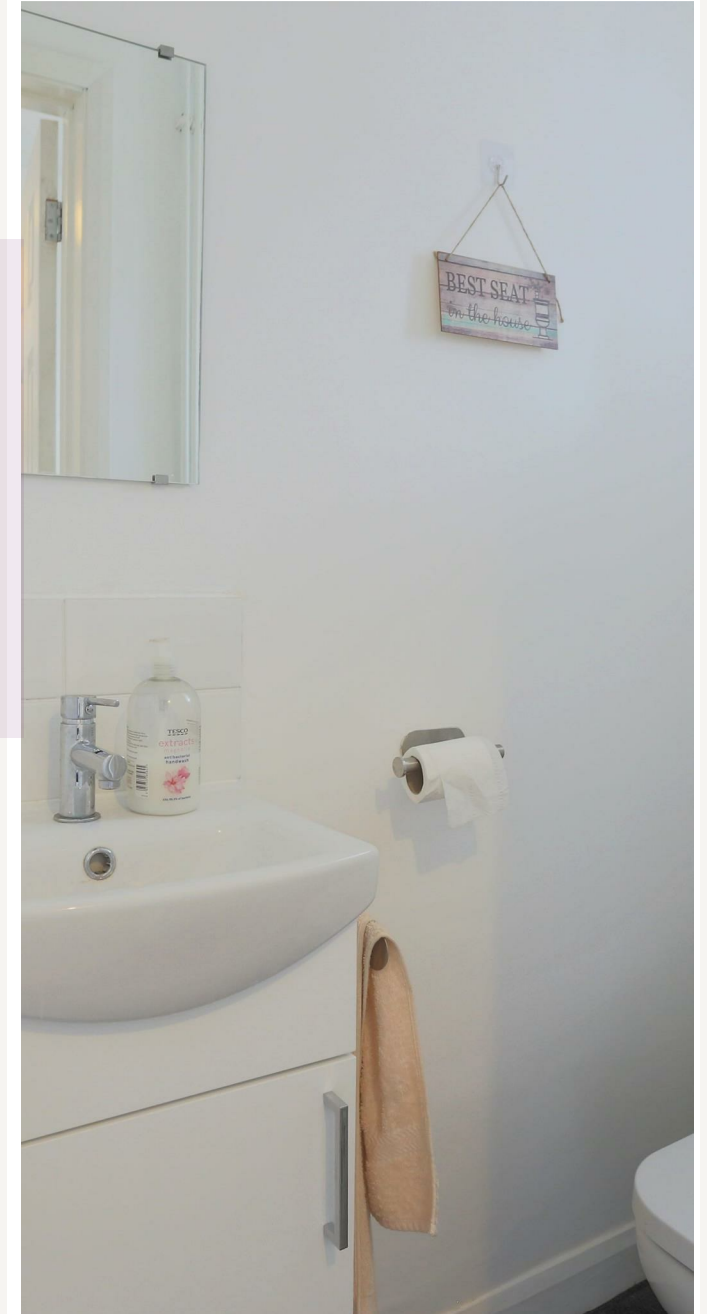
### GARDENS

The garden to the rear is a sunny south-facing garden that offers a peaceful, retreat and is easy to maintain. It is partly laid to patio, there is an outside tap, there is also a lovely shingle area and fence panels and plant borders. The front is also easy to maintain being open plan with shingles and flower beds. There is also a garage Via up and over door, power and lighting with plenty of double socket power points and eco strip lighting, courtesy door leading to rear garden, there is also parking for 2 vehicles on the driveway





## AGENTS NOTES



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## FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE  
AND NOT TO BE RELIED UPON AS A  
STATEMENT OF FACT.TOTAL SQUARE FOOTAGE  
1272.00 SQ.FT

COUNCIL TAX BAND : D

RECEPTION ROOMS : 2

BEDROOMS : 4

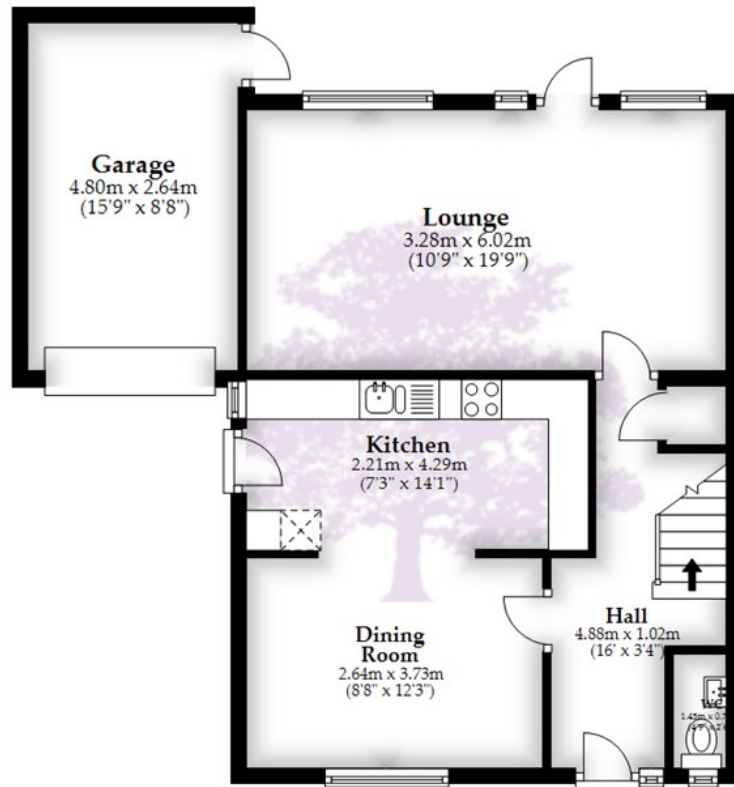
BATHROOMS : 3

FREEHOLD



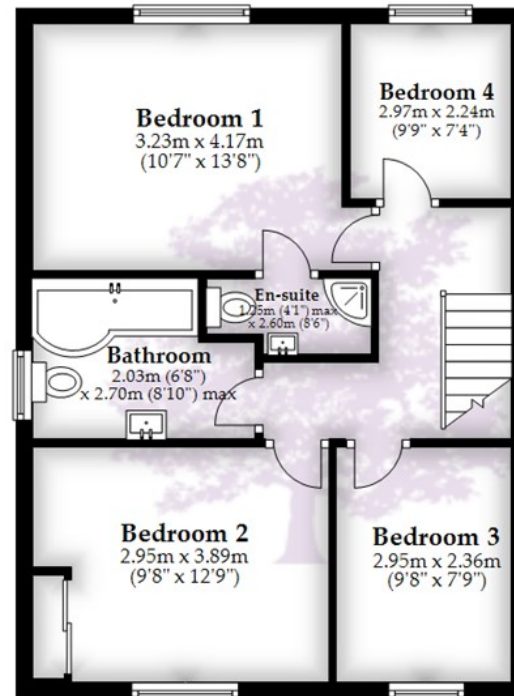
## Ground Floor

Approx. 63.0 sq. metres (677.8 sq. feet)



## First Floor

Approx. 55.2 sq. metres (593.8 sq. feet)



Total area: approx. 118.1 sq. metres (1271.6 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 PlanUp.



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