



13 WANSCOW WALK,
HENLEAZE, BS9 4LE

**GOODMAN
& LILLEY**







13 WANSCOW WALK

HENLEAZE BS9 4LE

GUIDE PRICE
£750,000

A spacious and superbly located two / three bedroom detached late 1920s bungalow with an attractive rear garden, driveway parking and detached storage/garage.

Due to its location and competitive price we anticipate a great deal of interest. Contact one of our property specialists to arrange your viewing today.

Location

Wonderfully located, Wanscow Walk is regarded as one of Henleaze's premier residential roads, ideally positioned within easy reach of the excellent amenities of Henleaze Road including independent shops, cafés, supermarkets (Waitrose, Coop, Tesco Express) and highly regarded schools. The property also benefits from convenient transport links into Bristol city centre and beyond, Bristol Parkway approximately 15 minutes drive, with nearby green spaces including The Downs offering excellent recreational opportunities.

Summary

A rare opportunity to acquire this charming 1920's detached bungalow. Offering versatile and beautifully balanced accommodation throughout, together with a stunning private rear garden, generous off-street parking and a substantial detached garage/storage building within the grounds.

The property combines period character with practical modern living and is perfectly suited to downsizers, families or buyers seeking single-level accommodation in an exceptional location.

Internally, the accommodation is both spacious and flexible, currently arranged as two/three double bedrooms with one/two reception rooms depending on individual requirements. The principal bedroom benefits from an en-suite shower room, while a large separate family shower room serves the remaining accommodation.

At the heart of the home is a bright and welcoming kitchen diner which leads out onto an impressive raised terrace, an ideal setting for outdoor dining and entertaining whilst enjoying the sunny aspect and peaceful surroundings.

The rear garden is a particular feature of the property; mature, private and beautifully established, offering a wonderful sense of seclusion rarely found so close to Henleaze High Street. Within the grounds is a substantial detached garage/storage unit providing excellent additional versatility for storage, workshop space or hobbies.

Further benefits include gas central heating, double glazing and off-street parking for two vehicles.

Accommodation

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

Entrance

Via the driveway with double glazed door to entrance hall.

Entrance Hall

Doors providing access to rooms, radiator, loft access to the loft space with light and power.

Sitting Room / Bedroom 3

Double glazed bay window to the front aspect with an additional window to the side, feature fireplace, radiator.

Reception Room

Double glazed window to the side aspect, radiator, door to kitchen / breakfast room.

Kitchen / Breakfast Room

Fitted kitchen with fitted appliances, work surfacing, one and a half bowl sink unit, tiled surrounds, space for breakfast table, double glazed windows to both side and rear aspects, cupboard housing the combi boiler, door to utility porch.

Utility / Porch

Plumbing for washing machine, double glazed door to rear and door to en suite for bedroom 1.

Bedroom 1

Double glazed window to the side, radiator and door to an en suite shower room.

En Suite

Fitted with a three piece suite including shower cubicle, low level wc, wash basin, double glazed window, door to rear porch.

Bedroom 2

Double glazed window to the front, radiator and located next to the family shower room.

Shower Room

Fitted with modern white suite comprising over sized shower enclosure with glass screen, low level wc, wash basin, tiled surrounds, radiator, double glazed window to side.

Outside

Gardens

The property is set in a generous plot with an attractive sunny rear garden having access from both sides and comprising a good sized lawn, patio area with wooden garden shed, doors to the garage and the undercroft, outside tap and outside power socket. The bungalow is also set back from the road by the front garden with a brick paved driveway with ample parking that also provides access to a detached single garage.

Detached Garage / Storage

To be found at the side of the property accessed by the driveway and door from the garden.

Undercroft

Accessed from the rear garden with limited head height, great storage.

Useful Information

Council Tax Band: E

Local Authority: Bristol City Council

Services: Mains Gas, Water, Drainage and Electric



- Detached Bungalow
- Flexible Accommodation Two/Three Bedrooms
- Detached Storage / Garage
- Superb Location
- Master With En Suite
- Sunny Gardens
- Close to Henleaze Road Shops
- Driveway Parking



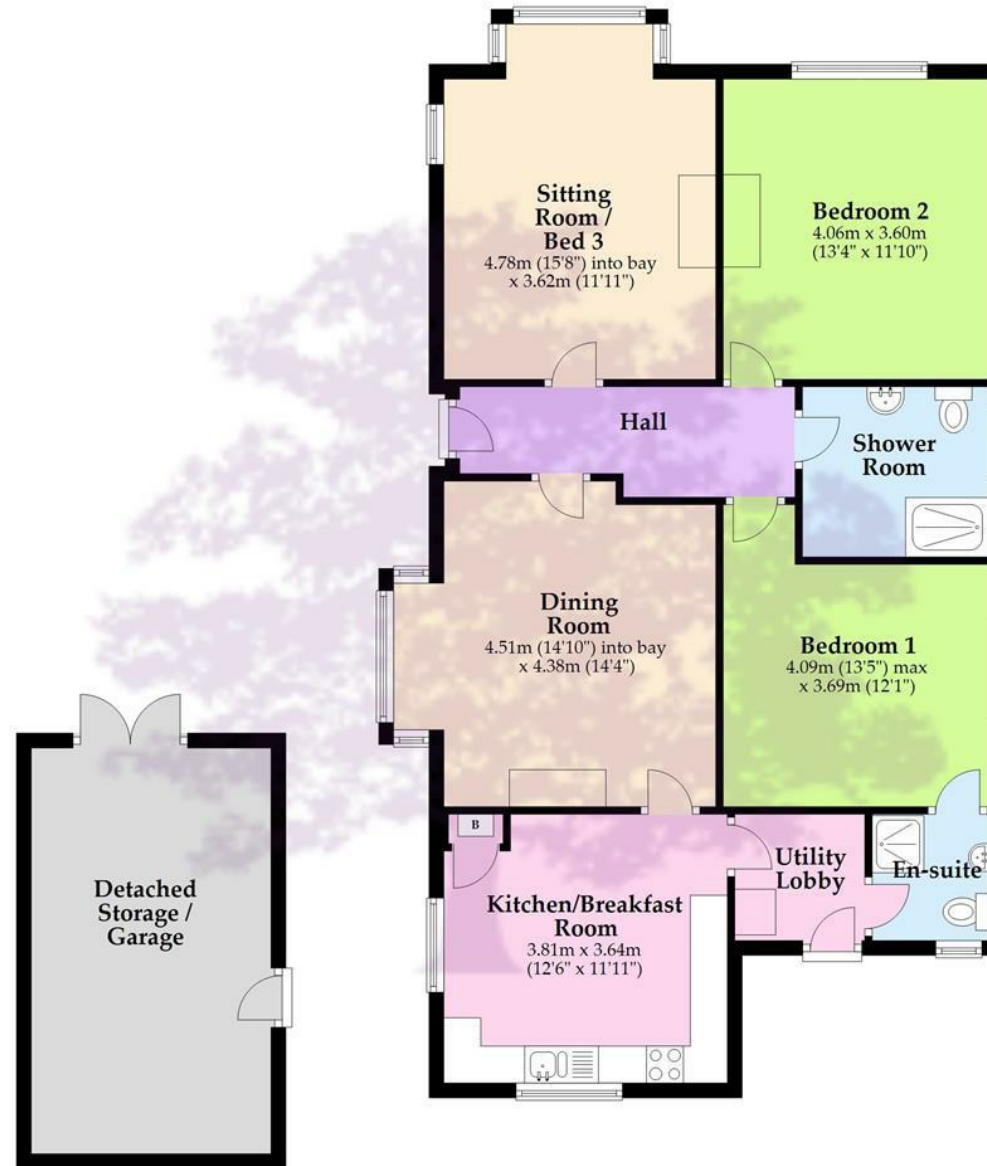


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Floor Plan

Approx. 113.6 sq. metres (1223.1 sq. feet)



Total area: approx. 113.6 sq. metres (1223.1 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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