



GOODCHILD
ESTATE AGENTS
FOR SALE
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3 Dolman Close, Henbury, Bristol, BS10 7PB

GUIDE PRICE £319,950

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PROPERTY OVERVIEW

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.

A copy of the PRC certificate is available upon request.

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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

C

By appointment only



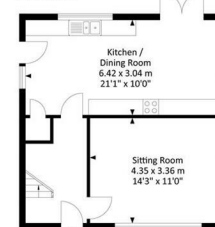
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Dolman Close, Bristol, BS107PB
Approx. Area 907.50 Sq.Ft - 84.30 Sq.M

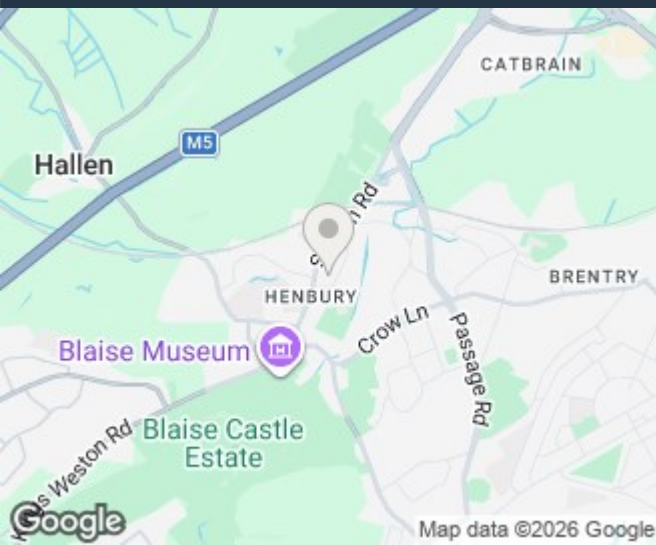


First Floor



Ground Floor

For illustrative purposes only. Not to scale.
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.
Floor plan produced by Energy Plus.



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Whilst every care has been taken in the preparation of these particulars, their accuracy is not guaranteed and they should not be relied upon as statements or representations of fact. All information has been provided in good faith and may have been supplied by the seller, landlord or other third parties. Interested parties should satisfy themselves by inspection, survey and other enquiries as to the correctness of any information provided.

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All measurements, floor plans, dimensions, distances, areas and site plans are approximate and are provided for guidance purposes only. Floor plans may not be to scale. Photographs may have been taken using a wide-angle lens and may not accurately represent room sizes or property boundaries.

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