



5 Hallen Close, Henbury, BS10 7QZ  
Guide Price £665,000

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## 5 Hallen Close, Henbury, BS10 7QZ

A Rare Opportunity: Modern Spacious Four- Bedroom Family Home in a Conservation Area with Leafy Outlooks on a Generous Plot.

- Spacious four-bedroom detached family home with well-balanced accommodation
- Stylish fitted kitchen/dining room with double patio doors - perfect for entertaining
- Detached home office (built 2021), ideal for remote working
- Located moments from Blaise Castle Estate with beautiful walks on the doorstep
- Convenient ground-floor WC and internal access to the integral garage, featuring a practical utility area.
- Generous, extensive plot offering privacy, space, and excellent outdoor living
- Ample off-street parking via private driveway and garage
- Easy access to Cribbs Causeway; Bristol Parkway Train Station and the M4, M5 Motorways for commuting

### Property Description

Easy Commuting - excellent links via Bristol Parkway Train Station, and the M4, M5 Motorway.

This exceptional, high-spec detached home sits at the end of a quiet cul-de-sac in a protected conservation area, with uninterrupted greenery from every room. Set on a generous plot with ample off-road parking and close to good Ofsted-rated schools, it offers superb future potential - extend the double-brick, foundation-ready garage or build a new dwelling on the side plot. (STPP) - Ideal for growing or multigenerational families.

Key features include:

No onward chain - smooth, hassle-free purchase process  
 Four bedrooms - spacious modern home with premium finishes  
 Large Plot - ample off-road parking, with scope to extend the existing double-brick, foundation-ready garage or build a new dwelling on the side plot (STPP)  
 Blaise location - within walking distance to Blaise Hamlet (National Trust) and Blaise Castle Estate; The Blaise Inn and the Henbury Arms are nearby for a post-walk pint.  
 Great Schools - Close to good Ofsted - rated primary school and secondary schools.  
 Amenities nearby - minutes from Henbury Leisure Centre, Henbury Gold Course, Cribbs Causeway Retail and Leisure Hub, and the new Bristol Aviva Arena.  
 Easy Commuting - excellent links via Bristol Parkway station and the M4, M5 Motorway.

A home that blends contemporary comfort, a truly green setting and exciting future potential. A rare chance to secure a standout family in one of the area's most sought-after locations.

Description

High - Spec kitchen/breakfast room with a statement island and full - aspect doors opening to the garden and decking to catch the morning sun. A bright lounge with full-aspect bi-folds and awning flows out to a generous, extensive gardens with play space, plus ample off-road parking - perfect for family life and entertaining, and

direct access to Blaise Hamlet and the Blaise Castle Estate. Four-piece family bathroom - featuring a shower cubicle, a large bath with electric shower over, his and hers ceramic wash hand basins, WC, and vertical chrome heated towel rails. Detached 2021 office/garden room with internet for seamless home working, alongside a double-brick garage with extension-ready foundations and valuable side-plot potential (SSTP).

### Porch

Entrance with a uPVC double-glazed front door, plus internal access to both the garage (courtesy Door) and the boot room.

### Boot Room

7'3" x 3'11"  
 uPVC double-glazed door to the rear garden. Hot and cold outdoor taps are perfect for muddyboots or paws after countryside walks.

### Hallway

A welcoming entrance hall with stairs featuring contemporary glass balustrades, creating a bright, open feel.

### Kitchen/Breakfast Room

12'3" x 20'0"  
 A high-spec family hub with full aspect uPVC double glazed doors opening onto the rear garden and decking area. Gloss wall and base units with Corian worktops, integrated fridge/freezer, dishwasher and double oven, plus two generous larder cupboards. A central island incorporates an induction hob, with soft-close drawers and cupboards beneath, and a 1 1/2 - bowl sink with pull-out spring tap. Contemporary anthracite vertical radiators and a further side uPVC double-glazed door.

### Lounge

14'5" x 20'0"  
 Bright and spacious, with full aspect uPVC double glazed bi-folding doors to the south-west facing front garden and decking area, complemented by an awning for relaxed outdoor living and summer entertaining. Finished with anthracite vertical radiators.

### Downstairs W/C

uPVC double glazed window, WC and wash hand basin.

### First Floor Landing

A bright, spacious landing with a uPVC double-glazed window, doors to all rooms, a useful storage cupboard and an attic hatch.

### Bathroom

Naturally lit via uPVC double-glazed windows and fitted with a shower cubicle, a large bath with electric shower over, his-and-her ceramic wash hand basins, a WC, and vertical chrome heated towel rails.

### Bedroom 1

11'10" x 13'1"  
 Overlooking the rear garden through uPVC double-glazed windows.

### Bedroom 2

12'6" x 12'6"  
 Built-in wardrobe and uPVC double-glazed windows with far-reaching views across woodland and open fields, with Blaise Castle visible.

### Bedroom 3

9'6" x 8'10"  
 uPVC double-glazed side window overlooking the side garden.

### Bedroom 4

10'2" x 7'3"  
 uPVC double glazed windows with views across woodland and open fields, again taking in Blaise Castle.

### Garage

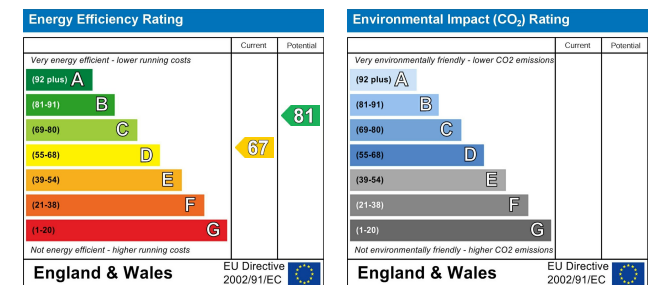
20' x 14'05"  
 Accessed via an up-and-over door and fitted with power and lighting, plus a courtesy door into the porch. Built on foundations with double-brick walls, offering excellent potential to extend, subject to the relevant planning permissions (STPP). Utility area with plumbing and space for a washing machine and tumble dryer.

### Office/Garden Room

9'5" x 12'8"  
 Detached and constructed in 2021, set within the side garden. uPVC double-glazed bi-folding doors and additional windows frame attractive views across the front, side and rear gardens. Equipped with power, lighting and internet, it's ideal as a home office, occasional bedroom, games room or family entertaining space.

### Gardens

Generous, extensive gardens with front and rear decking, large lawns, established planting, a greenhouse and two sheds. Dedicated play areas make it ideal for families. The substantial side plot offers excellent potential for a new build (STPP), well suited to multigenerational living. The road provides ample off-road parking for multiple vehicles, and public footpaths give direct access to surrounding woodland and the Blaise Castle Estate.



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Total area: approx. 160.7 sq. metres (1730.1 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 PlanIt®.



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