



2 DUCKETT FIELDS,
HENLEAZE, BS9 4DJ

GOODMAN
& LILLEY







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HENLEAZE BS9 4DJ

ASKING PRICE
£535,000

An immaculately presented three bedroom semi detached family home built in 2014 by Messrs Strongvox Homes extended by the present owner to now provide additional ground floor accommodation. The home is situated in a popular private road on the Henleaze & Horfield border and completed to a high specification of finish.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience all this property has to offer.

Accommodation

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

Ground Floor

The home is entered via secure part glazed door to a central entrance hall with stairs to first floor landing and doors to leading to all ground floor rooms. The first reception room to the right is a sitting room that offers a double glazed bay window looking out to front aspect, a second door from the hallway leads to the open plan kitchen / dining room which has been refitted with a quality kitchen that now offers ample storage, quartz work surfacing and integrated appliances. A doorway from the kitchen opens to a door to the rear garden, a downstairs cloakroom and into a newly added garden room / conservatory that offers a great aspect out to the rear with bi fold doors providing access to the wonderful garden. There is also a useful internal door to the attached garage that has great storage potential.

First Floor

Upstairs, there are three bedrooms. The master bedroom features a high-quality fitted en-suite shower room. The second bedroom is a generously sized double room with built-in storage, while the third is a spacious single bedroom. Both the second and third bedrooms have access to a well-appointed family bathroom.

Outside

Gardens

The property boasts an above-average sized enclosed rear garden, featuring a lawn, a full-width patio area, a installed high-quality decked section, and shrub borders. A door from the garden provides access to the attached side garage, which also leads to the front of the property.

Garage / Driveway Parking

With up and over door from the front driveway which in turn offers a parking

space, and the garage has power, lighting, and doors to rear garden and the house.

Further Information

The house is being sold with no onward chain

Tenure: Freehold with a small estate charge we believe to be £29.99 pcm

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: D

Services: Mains Gas, Water, Drainage and Electric.



- Wonderful / Well Presented Extended Family Home
- Popular and Sought After Location
- Three Bedrooms (Master Bedroom with En Suite)
- Sitting Room / Quality Open Plan Kitchen Dinner
- Additional Extended Ground Floor Living Space
- Above Average Sized Rear Garden
- No Chain
- Garage / Driveway Parking

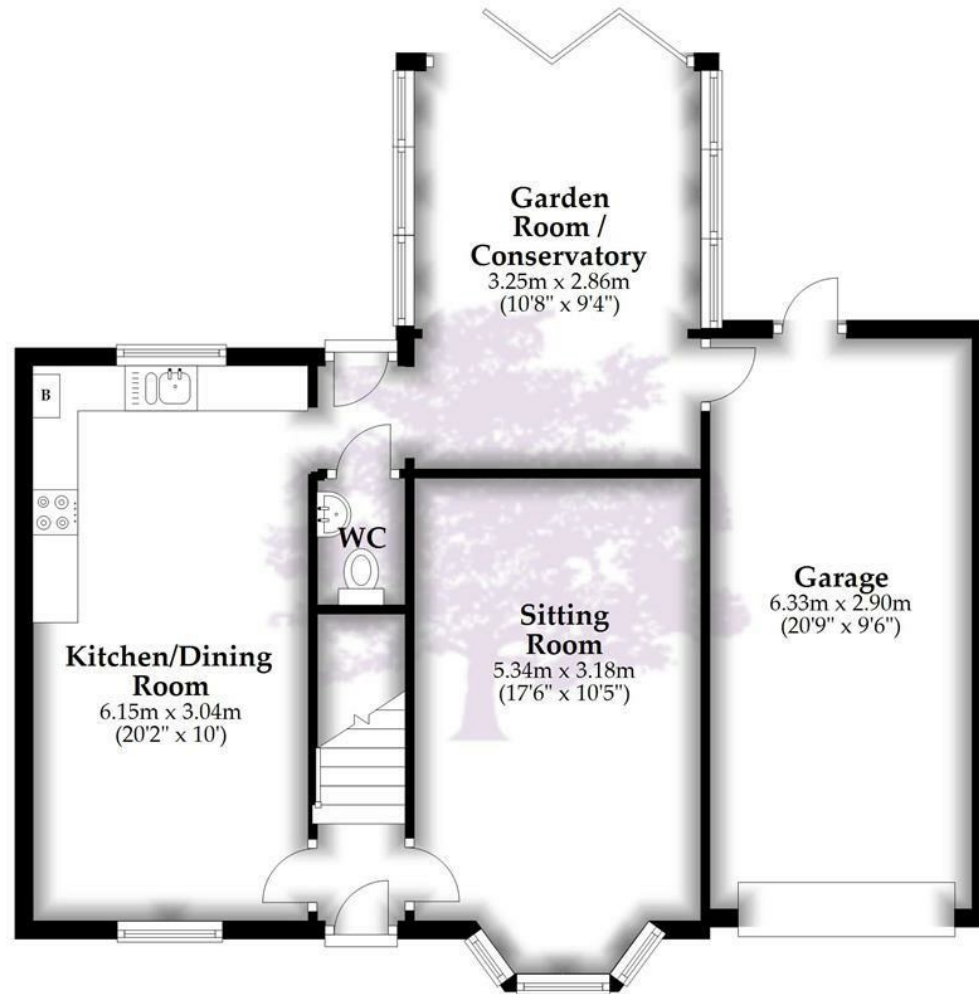




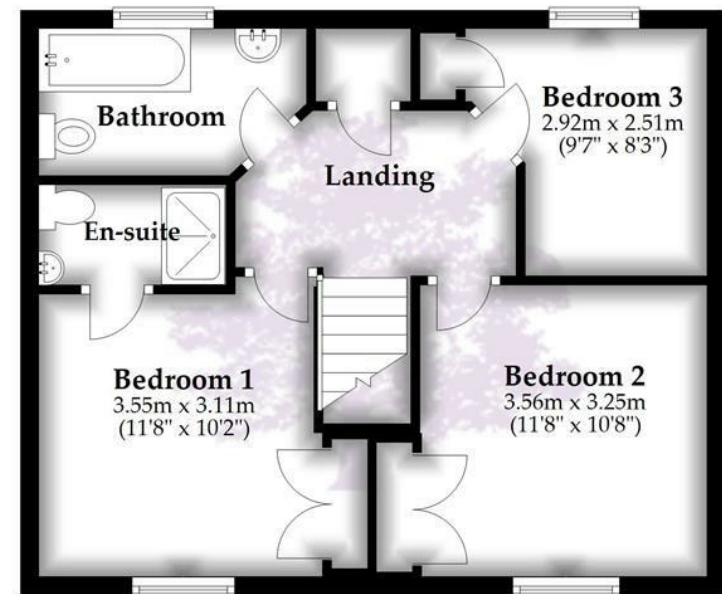
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Ground Floor



First Floor



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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