



42 FALLODON WAY,  
HENLEAZE, BS9 4HF

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**GOODMAN  
& LILLEY**







# 42 FALLODON WAY

HENLEAZE BS9 4HF

ASKING PRICE  
£735,000

Under Offer - Similar properties required - A four bedroom modern detached home with garage and good sized rear garden situated in a highly regarded position close to Waitrose, Falldon Way Doctors Surgery and within reach of Henleaze Road's excellent amenities.

A fabulous home that simply must be viewed to appreciate what is on offer.

## Summary

The accommodation is arranged over two floors and briefly comprises: entrance lobby, cloakroom WC, open plan fitted kitchen/dining room and a sitting room to the ground floor, with four bedrooms, master bedroom with en suite facilities and a family bathroom to the first floor. An attractive, mature and secluded south west facing rear garden, driveway parking and garage complete the package, book your viewing today.

## Location

Located on a sought after road circa 200 metres level walk from the thriving high street of Henleaze Road with its shops, cafes, amenities and bus connections to central areas. Henleaze Infant & Junior School and the wonderful green open space of Durdham Downs are both within 450 metres.

## Accommodation

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

## Ground Floor

### Entrance

From a front driveway which provides access to the front door, garage and rear garden via side gate and passageway.

### Entrance Lobby

With double glazed window to the side and inner door to the sitting room.

### Sitting Room

With double glazed bay window to the front, fireplace, radiator, access to the first floor and door to the kitchen/dining room.

### Open Plan Kitchen / Dining Room

A wonderful open plan space with two areas a fitted kitchen with wall and base units, double glazed window to the rear, and a dining room with space for table and double glazed sliding door to the rear garden. There is a door from the kitchen to a rear lobby and two further doors one to the outside and the other to a downstairs cloakroom / WC.

### Downstairs Cloakroom / WC

Fitted WC and wash basin, window to the side.

## First Floor

### Landing

With double glazed window to the side, loft access and built in storage cupboard. Doors to:

### Bedroom One

Double glazed window to the rear, fitted wardrobes, radiator and door to the en suite.

### En Suite Shower Room

Fitted shower room with a suite comprising of a shower cubicle, wash basin and low level WC. Double glazed window to the rear.

### Bedroom Two

Double glazed window to the rear, built in wardrobe and radiator.

### Bedroom Three

Double glazed window to the front aspect, radiator.

### Bedroom Four

Double glazed window to the front aspect, radiator.

## Bathroom

Fitted bathroom suite comprising panelled bath with shower over, WC and basin, tiled to splash sensitive areas, radiator and double glazed window to the front aspect.

## Front Garden

The front garden sets the house back from the road and offers driveway parking, an attractive area laid to chippings with shrubs, and access to the rear garden via the side gate.

## Rear Garden

There is a good sized enclosed rear garden that faces a sunny South Westerly direction offering lawn and patio areas with shrub, tree borders and bed. Good space for a home office/garden room to be placed should it be wanted/needed.

## Garage

There is an integral single garage access by the driveway with power and light.



- Detached Home
- Driveway / Garage
- Four Bedrooms / Master with En Suite
- Open Plan Kitchen/Dining Room
- West Facing Rear Garden
- No Onward Chain



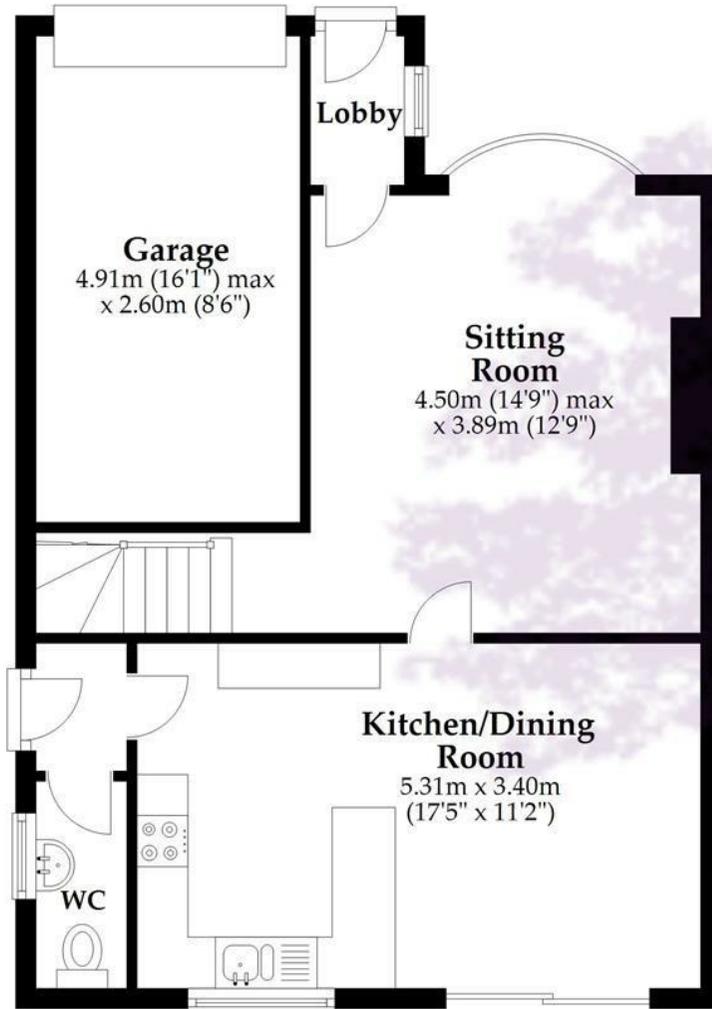


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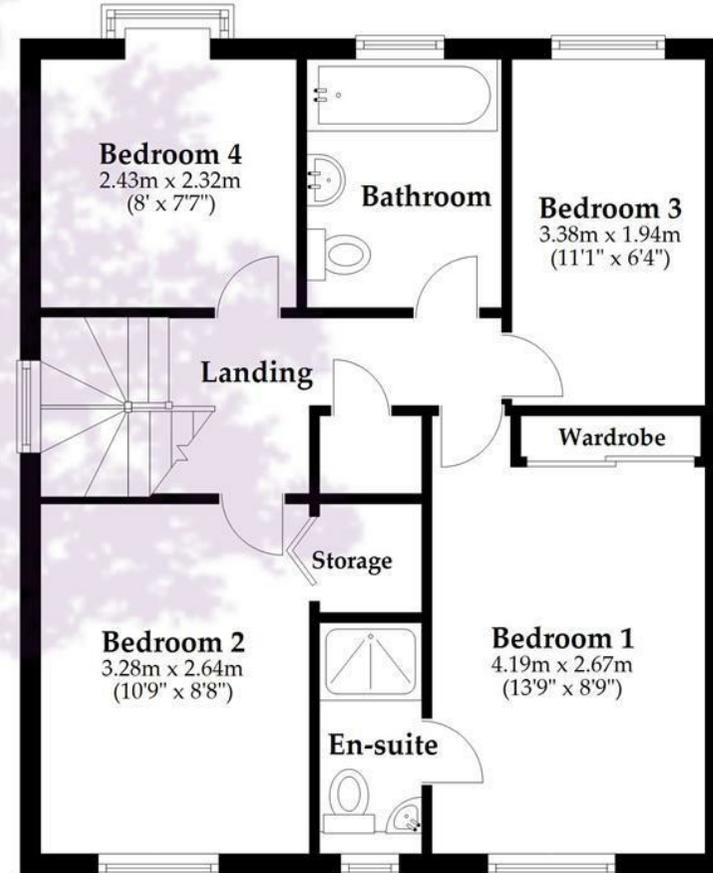
## Ground Floor

Approx. 56.6 sq. metres (609.2 sq. feet)



## First Floor

Approx. 50.9 sq. metres (547.8 sq. feet)



Total area: approx. 107.5 sq. metres (1156.9 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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