



32 SHEEPWOOD ROAD,  
HENBURY, BS10 7BS

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GOODMAN  
& LILLEY







# 32 SHEEPWOOD ROAD

## HENBURY BS10 7BS

GUIDE PRICE  
£550,000

A golden opportunity to acquire this sizable (2,252 sq ft) detached chalet bungalow situated on the very popular Sheepwood Road in Henbury. .

We believe that the property will attract a strong degree of interest as it caters for a variety of needs such as superb sized ground floor ideal for those requiring living on one floor, or alternatively a great sized family home. Book your viewing today!

### Summary

The property benefits from two separate entrances one with ramp access designed for those with mobility issues. When entering the bungalow you are greeted by a welcoming and spacious L-shaped entrance hall which provides access to two bedrooms, further bedroom/study, family bathroom WC which also opens to one of the bedrooms and the large open plan sociable living, dining and kitchen areas which are ideal for the family to enjoy. The entire first floor is made up of two further en-suite bedrooms, master with vast dressing room and walk in wardrobe areas.

The property is positioned on a good sized plot with garden to all sides, with the rear garden enjoying a Southerly aspect. There are two separate driveways to the front and side which leads to a detached garage.

### Location

The property is situated in a favourable location just yards from the local shops, it is also conveniently placed for Westbury on Trym, Blaise, the M5 Motorway junction and Cribbs Causeways supermarkets, shops and leisure facilities.

### Accommodation

Please see the floorplan for room measurements and the layout.

### Ground Floor

#### Entrance Hallway

With doors to the ground floor rooms and stairs to the first floor.

#### Kitchen / Breakfast Room

Fitted with a range of modern wall and base units with work surfacing over, built in sink and integrated appliances, double glazed windows and door to the rear. Opening to both the dining area and sitting room.

#### Sitting Room

A generous main reception with fitted wooden flooring, inset spot lighting, double glazed windows and double doors to the side.

#### Dining Area

Fitted wooden flooring, double glazed window to the front aspect, door to the entrance hall.

#### Home Office

Double glazed window to the front aspect.

#### Bedroom Three

Double glazed window to the front.

#### Bedroom Four

Double glazed window to the rear, door to the bathroom.

#### Bathroom

Fitted modern suite, double glazed window to the rear.

#### First Floor

#### Landing

Doors to:

#### Master Bedroom Suite

The master room comprises of a dressing area, main bedroom, walk in wardrobe and en suite.

#### En suite Bathroom

Fitted quality suite.

#### Bedroom Two

A generous second bedroom with door to an en suite.

#### En Suite Shower Room

Fitted quality suite.

#### Outside

#### Gardens

There are gardens on all four sides of the property. The rear garden is South facing and presents a private and attractive deck and patio which stretches to a further spacious area to the side. There is a detached garage with a parking space in the front and driveway to the front that can accommodate 2/3 cars (dependent on size).

#### Detached Garage & Driveway

There is a detached garage with a parking space in the front and driveway to the front that can accommodate 2/3 cars.



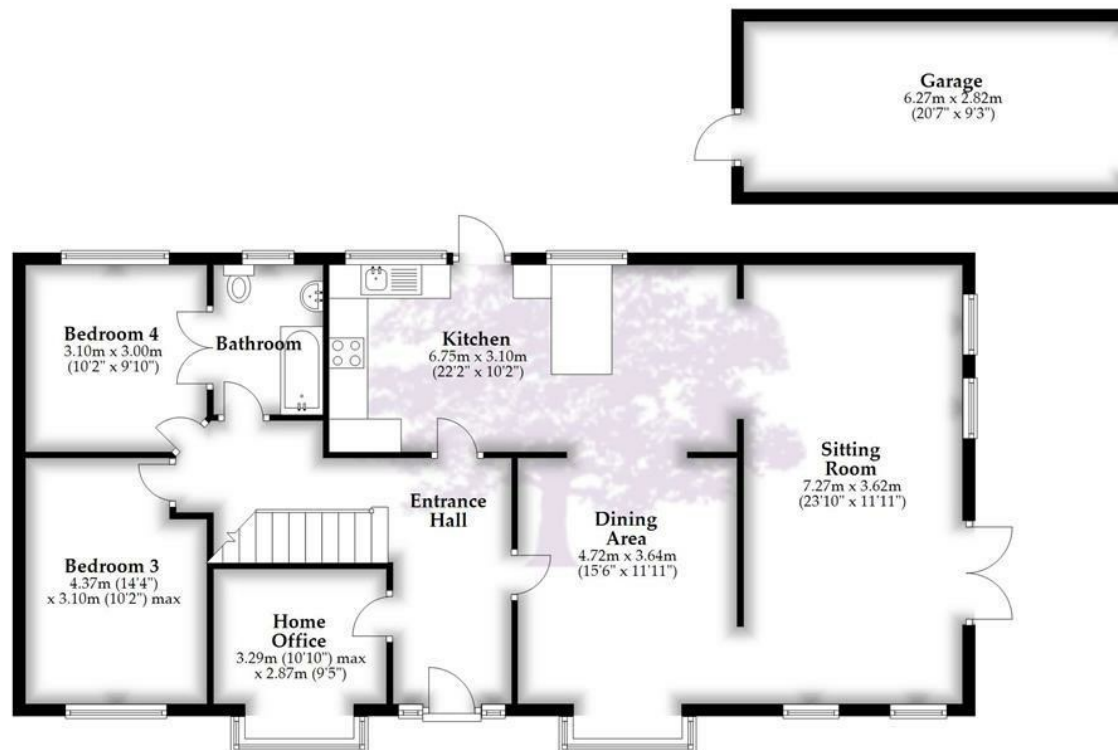
- Spacious Detached Chalet Style Bungalow
- Vast Open Plan Living Areas Ideal For Family To Enjoy
- Two Driveways & Detached Garage
- Two/Three Bedrooms To Ground Floor & Two En-Suite Bedrooms To First Floor
- Two Separate Entrances One With Ramp Access Ideal For Wheel Chairs
- No Onward Chain
- 2,200 Plus Sq Ft Of Accommodation
- Garden To All Sides With Rear Facing South





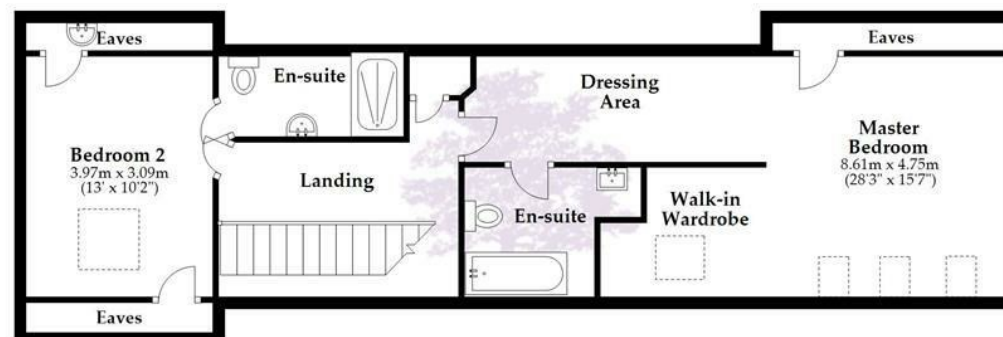
### Ground Floor

Approx. 133.9 sq. metres (1441.6 sq. feet)



### First Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



Total area: approx. 209.2 sq. metres (2252.0 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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