



8 DUCKETT FIELDS,
HENLEAZE, BS9 4DJ

**GOODMAN
& LILLEY**







8 DUCKETT FIELDS

HENLEAZE BS9 4DJ

GUIDE PRICE
£525,000

A well presented three bedroom family home built in 2014 by Strongvox Homes to a high specification of finish and situated in a popular private cul-de-sac on the Henleaze & Westbury-on-Trym borders with gardens, parking and a garage / home office.

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.

Location

This home is located within close proximity to Henleaze, Westbury-on-Trym and the Gloucester Road shops and amenities, as well as the new Super Hospital and the M4/M5 motorway networks.

Accommodation

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

Ground Floor

Entrance Hallway

Entrance via secure part glazed door, stairs to first floor landing, radiator, doors to all principle rooms.

Sitting Room

Double glazed bay window to front aspect, radiator.

Open Plan Kitchen / Dining Room

A wonderful open plan room with a dining area that has bi folding doors out to the rear garden and opens into a modern fitted kitchen with a matching range of base and eye level units with work surface over, one and a half bowl sink with drainer, splash backs, integrated appliances, four ring gas hob with stainless steel extractor hood over, stainless steel double oven, tiled floor, double glazed window to rear aspect, door to:

Side Porch

Part glazed entrance door to side, tiled floor, door to:

Downstairs Cloakroom/WC

Fitted with two piece suite comprising of wash basin with storage under, low level WC, radiator, half height wall panelling.

First Floor

Landing

Doors to all bedrooms and the family bathroom and a storage cupboard.

Bedroom One

Double glazed window to rear aspect, radiator, fitted double wardrobe, door to;

En Suite Shower Room

A modern three piece suite comprising of enclosed double shower, wash basin, low-level WC, tiled surround, double glazed window to rear aspect, heated towel rail, fitted wood effect flooring.

Bedroom Two

Double glazed window to front, fitted double wardrobe, radiator.

Bedroom Three

Double glazed window to front, radiator, single door wardrobe.

Bathroom

Fitted with a modern three piece suite in white comprising panelled bath with shower over, pedestal wash hand basin, low-level WC, tiling to splash prone areas, obscure double glazed window to rear aspect, heated towel rail, and wood effect flooring.

Outside

Front Garden

A walled front garden area provides access to the entrance door and a gate to the side garden.

Rear Garden

An attractive rear garden predominantly laid to lawn with a patio area running the width of the house, borders, outdoor tap and access to a side garden offering additional garden space or excellent storage with wooded shed and a door to the garage which has been partly converted to now offer a home office/study.

Garage

The garage as been part converted to now offer both a home office and further storage via the up and over front doors.

Driveway / Off Street Parking

There is an allocated parking space to the front of the garage.

Vendor Comment

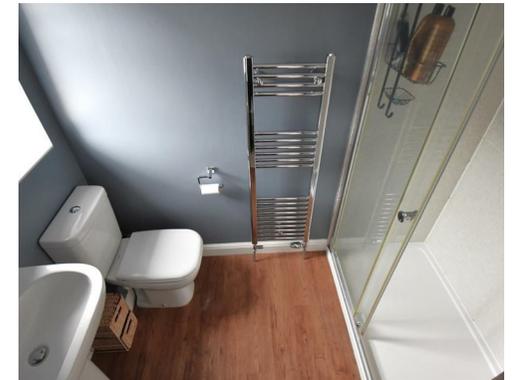
"We have loved living in Duckett Fields, surrounded by caring and friendly neighbours in a safe cul de sac where the children can play happily. Its great to have a place to work from home but separate from the house. The back garden is very peaceful and attracts lots of wildlife, you sometimes forget you are in the middle of Bristol!"

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

Local Authority: Bristol Council Tel: 0117 922 2000

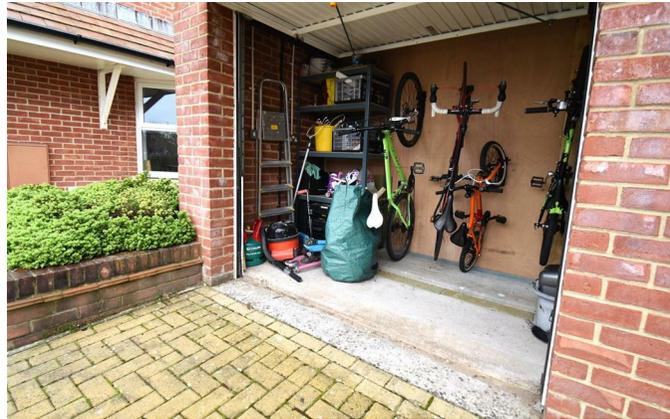
Council Tax Band: D

Services: Mains Gas, Water, Drainage and Electric.



- Superb / Well Presented Family Home
- Three Bedrooms (Master Bedroom with En Suite)
- Popular and Sought After Location
- Modern Open Plan Living
- Gardens
- Garage / Home Office



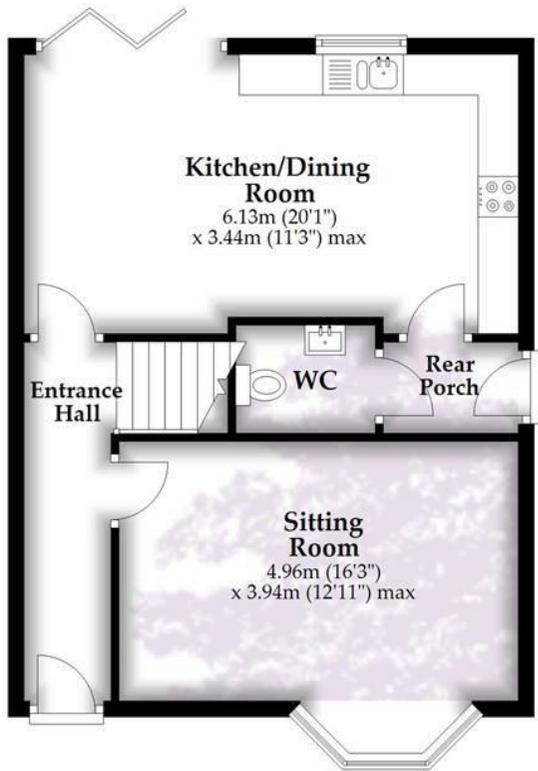


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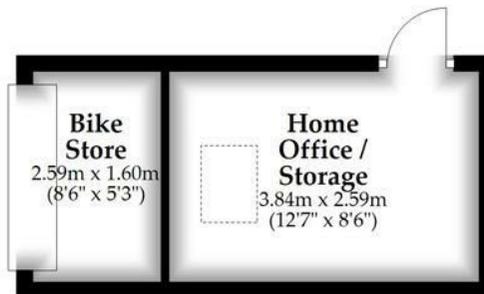
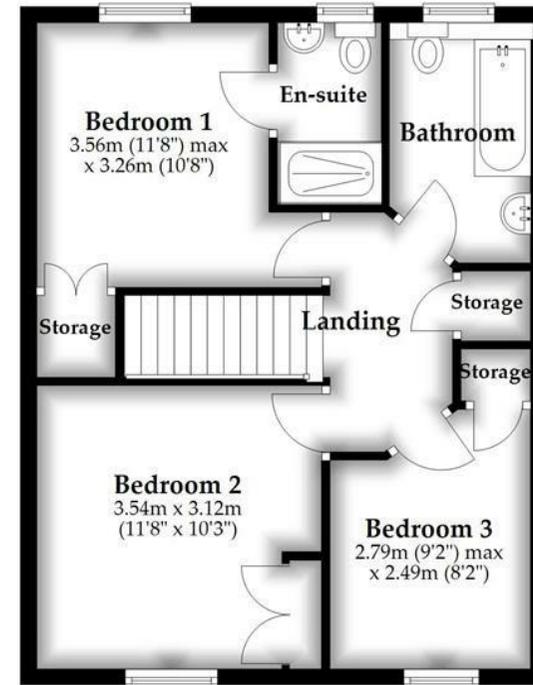
Ground Floor

Approx. 63.4 sq. metres (682.7 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.3 sq. feet)



Total area: approx. 110.9 sq. metres (1194.0 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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