



GOODMAN
& LILLEY



12 BIBURY CRESCENT
HENLEAZE
BS9 4PW



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- Handsome four-bedroom semi-detached family residence
- Exceptionally mature and secluded rear garden
- Three well-proportioned double bedrooms and a further single bedroom
- Private driveway parking and garage
- Highly sought-after Henleaze location
- Well suited to family living with scope for further enhancement

ACCOMMODATION

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

APPROACH

The property is approached via its own private frontage, with a driveway providing off-street parking and access to the secure garage. The front garden has been designed for ease of maintenance and is complemented by established shrubbery, while the attractive façade retains its distinctive mock-Tudor detailing to the upper elevation, alongside a painted rendered finish.

The garage has recently benefited from a new front door and provides useful access through to the rear garden.

GROUND FLOOR

A glazed entrance door opens into the vestibule, where dual-aspect windows immediately create a bright and welcoming introduction to the home. From here, the hallway provides access to the principal reception rooms, with useful storage beneath the staircase.

The principal reception room is a generous sitting room positioned towards the front of the property. This particularly characterful room features a broad bay window with partially leaded glazing, a decorative fireplace and picture rails, views across the front garden.

Adjacent to the sitting room is the dining room, which provides an elegant setting for family meals and entertaining. French doors open directly onto the rear patio, creating a natural connection with the garden.

The kitchen/breakfast room is positioned at the rear and is fitted with a range base and wall-mounted units, complemented by tiled finishes and wood-effect flooring. There is space for a breakfast table, while access is provided directly to the patio and, beyond, the substantial rear garden.

FIRST FLOOR

The first-floor landing is naturally illuminated by a window positioned on the staircase and provides access to three bedrooms and the family bathroom.

The principal bedroom is an impressive double room, comfortably accommodating a king-size bed. It retains a number of attractive features, including a generous bay window with partially leaded glazing. Built-in wardrobes positioned either side of the chimney breast provide valuable storage.

Bedroom two is another well-proportioned double room, situated at the rear of the property and enjoying a pleasant outlook across the established garden. Two built-in storage cupboards add practicality.

Bedroom three offers flexibility and would make an ideal child's bedroom, nursery or home office, depending on individual requirements.

Completing this floor is the family bathroom, fitted with a three-piece suite comprising a bath with shower over, WC and wash hand basin.







SECOND FLOOR

A further staircase rises to the second floor, with natural light filtering through the dormer window. This level provides a versatile fourth bedroom, offering comfortable double-bedroom proportions together with useful storage within the eaves.

The room provides excellent flexibility and could equally lend itself to use as a guest bedroom, teenager's room or additional home-working space.

REAR GARDEN

The rear garden is undoubtedly one of the property's most impressive features. Carefully cultivated and lovingly maintained by the current owner, it offers a rare combination of maturity, privacy and space, with a wonderful variety of established shrubs and trees, including attractive flowering cherry trees.

The garden has been thoughtfully arranged into a series of distinct areas. A paved patio is accessed directly from the dining room and kitchen, providing an excellent space for outdoor dining and entertaining. This continues around to a further hardstanding area, well suited to barbecues and informal gatherings.

Beyond this is the principal garden area, with trelliswork leading through to a secluded picnic area and, at the far end, a lawned section framed by mature trees. The established planting creates a peaceful and private environment, making this a particularly special outdoor space.

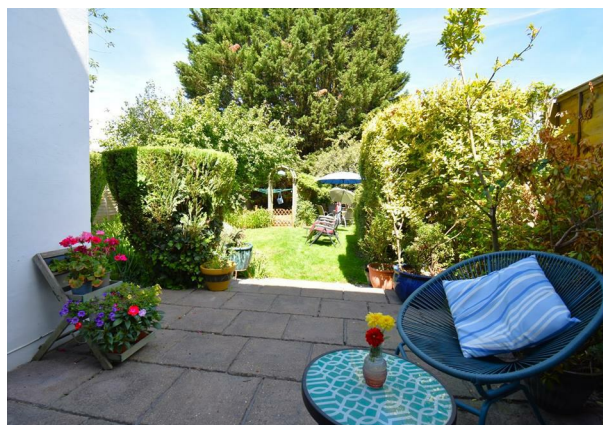
LOCATION

Henleaze is widely regarded as one of Bristol's most desirable residential neighbourhoods, combining attractive established housing with an excellent range of local amenities and convenient access to the city.

The area is predominantly characterised by attractive 1920s housing, with a selection of Victorian and Edwardian properties adding further character to its established residential streets. Residents enjoy a wealth of nearby green spaces, including Henleaze Lake, Henleaze Common and the extensive open landscape of Durdham Downs, providing excellent opportunities for walking, recreation and enjoying the outdoors.

Henleaze Road and the surrounding high street provide a particularly strong selection of independent shops, cafés, butchers, greengrocers and everyday amenities, while Waitrose and the local cinema are conveniently situated on Northumbria Drive.

The area is especially popular with families, benefiting from a strong selection of local schools and excellent access to Bristol's wider transport network. The city centre is readily accessible, while the surrounding road network provides convenient connections towards the M4, M5 and beyond.

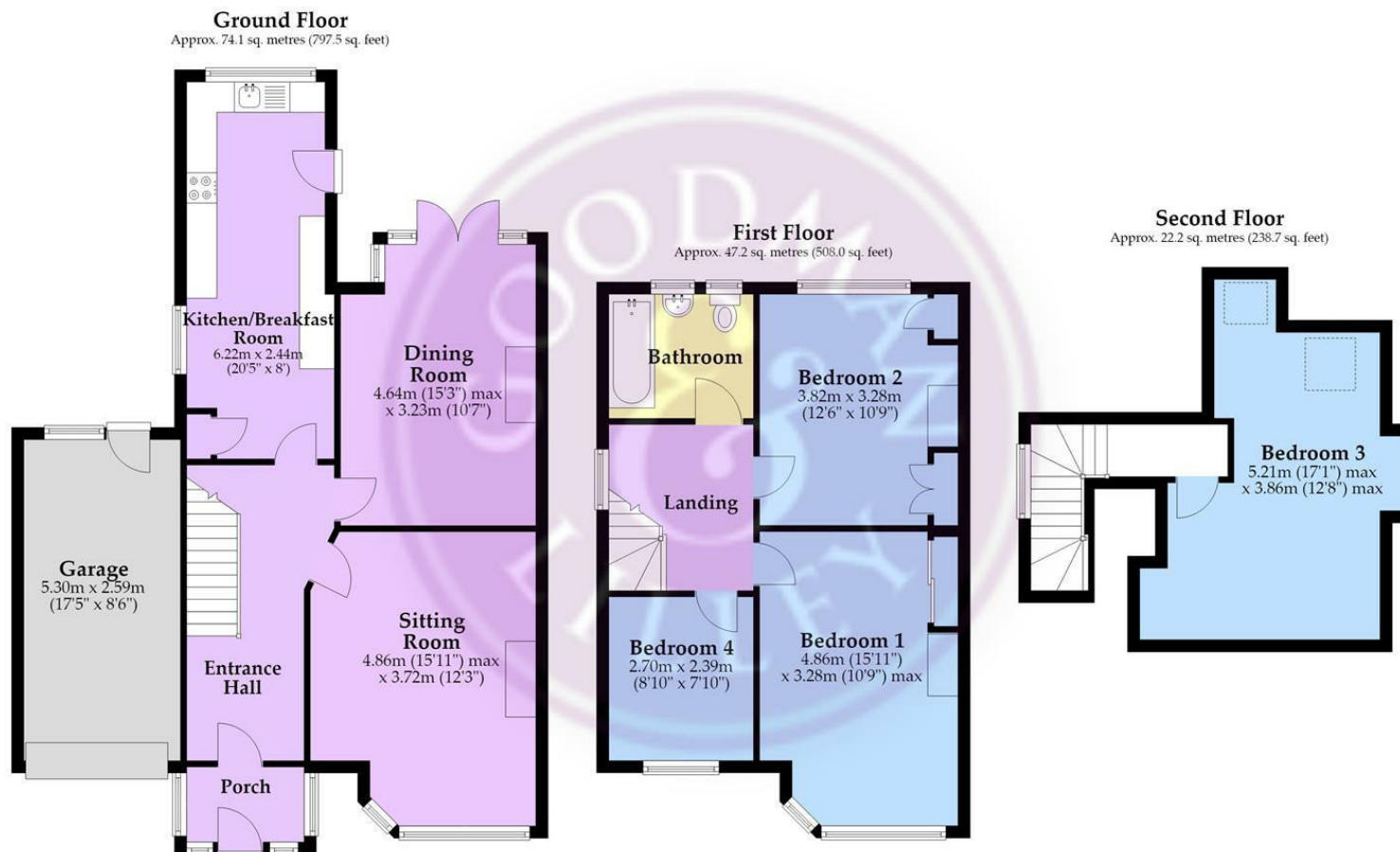




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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO
BE RELIED UPON AS A STATEMENT OF FACT.

Total area: approx. 143.5 sq. metres (1544.2 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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