



35 HILL GROVE,
HENLEAZE, BS9 4RL

**GOODMAN
& LILLEY**



A GOLDEN OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY PRESENTED 1930'S FOUR BEDROOM SEMI DETACHED FAMILY HOME IN SOUGHT AFTER HENLEAZE WHICH BENEFITS FROM GENEROUS EXTENDED ACCOMMODATION, PANORAMIC VIEWS AND A SUPERB WEST FACING REAR GARDEN.

Entrance Porch

Accessed by double doors with main door to the house.

Entrance Hall

Light and welcoming with fitted wooden floor, radiator, stairs to the first floor. Doors to:

Sitting Room

The main reception room is of good proportions with window to the front aspect, radiator and fireplace.

Kitchen / Dining Room

A beautiful room that incorporates an open plan kitchen and dining space with fitted wood floors throughout, a modern fitted kitchen with integrated appliances, central island and sink, two radiators, large sliding doors out to a rear terrace with views, additional window to the rear and door to the utility.

Utility Room

Of generous size having previously been the main kitchen with fitted units, sink and spaces for appliances, radiator, window to rear Velux windows and doors to the side and a downstairs cloakroom.

Downstairs Cloakroom

Fitted low level WC, wash basin, radiator and extractor fan.

First Floor

Landing

Further stairs to the second floor, window to the side, storage cupboard housing gas boiler and doors to:

Bedroom Two

Originally the main bedroom with window to the front aspect and radiator.

Bedroom Three

Window to the rear with excellent views, radiator.

Bedroom Four

Window to the front aspect, radiator.

Bathroom

A wonderfully fitted modern white suite with tiled surrounds, radiator, windows to the rear.

Second Floor

Landing

Window to the side and door to:

Bedroom One

A superbly converted loft space that now offers a generous bedroom with windows and panoramic views to the rear, velux windows to the front, radiator and additional roof space storage.

En Suite Shower Room

Fitted with a white suite, heated towel rail / radiator, velux window.

Outside

Cellar

Accessed from the rear and offering five rooms and a WC, power and light, with differing / limited head heights, excellent storage.

Rear Garden

A west facing generous sized garden with a wonderful terrace / patio seating area offering panoramic views to the rear that enjoys great sunsets. Steps down from the terrace provide access to a further patio area and the main garden that consists of a good sized lawn area with mature tree and shrub borders.

Garage

With electric up and over door, light, with door to the side.

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- Four Bedroom Home
 - En Suite To Master Bedroom
 - Generous West Facing Garden
 - Open Plan Kitchen/Diner
 - Cellar Rooms
 - Garage/Parking

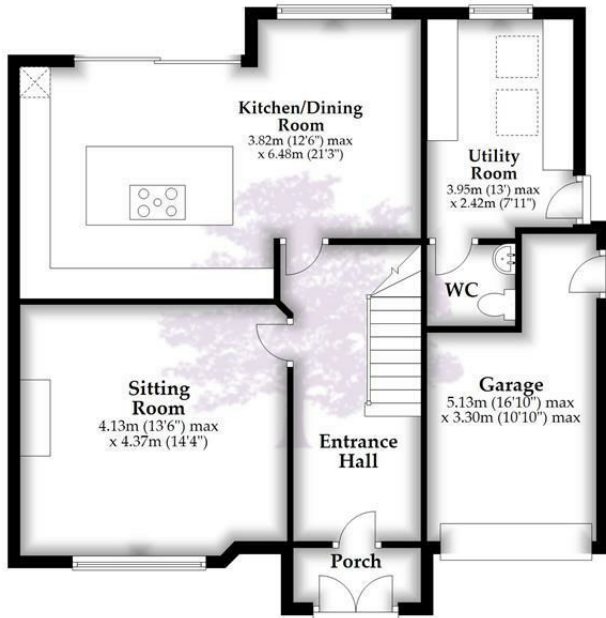


£700,000



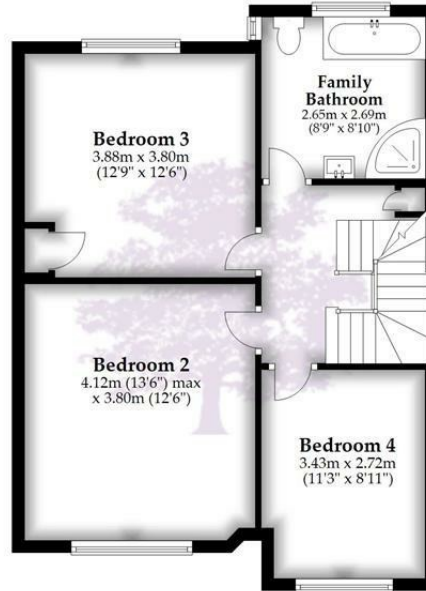
Ground Floor

Approx. 79.3 sq. metres (853.7 sq. feet)



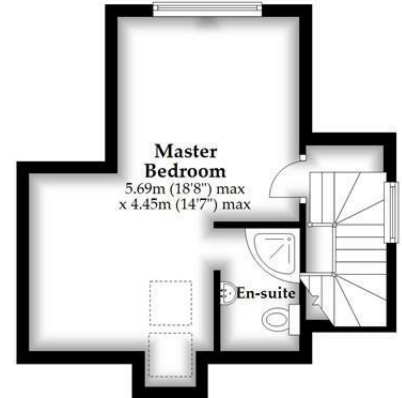
First Floor

Approx. 56.2 sq. metres (604.4 sq. feet)



Second Floor

Approx. 21.9 sq. metres (235.6 sq. feet)



Total area: approx. 157.4 sq. metres (1693.7 sq. feet)

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