



9 ROYAL CLOSE,
HENBURY, BS10 7XF

GOODMAN
& LILLEY







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HENBURY BS10 7XF

GUIDE PRICE

£375,000

This stunning detached three bedroom family home has been significantly improved by the current owner and now boasts a wonderful open plan contemporary feel that simply must be viewed to be fully appreciated.

The refitted bathroom and kitchen are stylish and very fitting to the rest of the property which is presented to the highest of standards and to a very modern, neutral and appealing taste. The garage has also been impressively converted to create a good sized home office/beauty room. The conservatory/utility room to the rear of the property provides access to the enclosed rear garden, and connects to the highly impressive open plan kitchen/living space of the house. The front and rear gardens are both very low maintenance. The front garden is laid to stone chippings with driveway leading to the converted garage. The rear garden levels in it's southerly aspect and is laid with artificial lawn. The delightful backdrop overlooks and adjoins the open paddocks of the Avon Riding Centre, adjacent to the Blaise Estate, making this a joy to sit and relax and enjoy the warmer months from it's sizable patio area.

A unique and very exciting opportunity to acquire a real gem of a family home that can be enjoyed for years to come. Book your viewing now either Call, Click or Come in and visit our experienced sales team- 0117 213 0777 & henleaze@goodmanlilley.co.uk

Local Authority: Bristol Council Tel: 0117 922 2000. Band D.

Services: Electric, Gas, Water & Mains Drainage

Entrance Hall

Radiator, stairs to first floor.

Cloakroom

Double glazed window to side, low level WC, wash hand basin on a pedestal, radiator.

Lounge/dining/kitchen area

24'7 max x 17' 9 max

This superb open plan living area incorporates the lounge, dining area and kitchen area all in one very modern and stylish room. Double glazed patio doors give access to the rear garden and a second door gives access to the conservatory/utility room on the back of the converted garage. There is also a door giving access to the under stairs cupboard. The room also offers two double glazed windows to the front, engineered oak floor, two radiators, recessed ceiling spotlights and a contemporary kitchen area that comprises a centre island with built in hob with cooker hood over, built in fridge, and storage drawers under worktops. Further fitted kitchen units and work tops include a twin bowl sink/drain unit, double built in electric oven and an integrated dishwasher.

Conservatory/utility

16' max x 6'10 max

Double glazed windows to rear, door to rear garden, work tops with space and plumbing below for a washing machine, also space for a dryer, radiator, door to home office.

Garage Used As Home Office

15' x 8'

A converted garage with laminated flooring, plaster boarded walls and vaulted ceiling, recessed ceiling spotlights, double glazed velux window to rear, door to storage room.

Storage area

8' x 3'

Bi-folding doors giving full access to the storage area, with a further single door linking into the home office/beauty room.

Landing

Double glazed window to side, door to cupboard, full length loft access with ladder attachment and giving easy access to loft where the central heating combination boiler is located.

Bedroom one

12'5 x 10'6

Two double glazed windows to front, built in double wardrobe, radiator.

Bedroom two

9'10 x 9'6

Double glazed window to rear, built in cupboard, radiator.

Bedroom three

9'6 max x 7'

Double glazed window to front, radiator.

Bathroom

7'10 x 5'6

Double glazed window to rear, this very modern and contemporary refitted bathroom includes a 'tapless' bath with rainfall shower over and separate hand held shower spray head attachment, low level WC, wash hand basin on a pedestal, floor to ceiling chrome heated towel rail, fully tiled walls and floor, recessed ceiling lighting.

Front garden

Mainly laid to stone chippings with a mature acer tree taking centre stage, driveway offering off road parking for one vehicle.

Rear garden

An attractive and low maintenance rear garden mainly laid to artificial lawn, fence to either side and an attractive 'rockery' like terraced bedding boundary to the rear.



- Detached Home
- Open Plan Kitchen
- Three Bedrooms
- Home Office/Beauty Room
- Sitting Room
- Countryside View



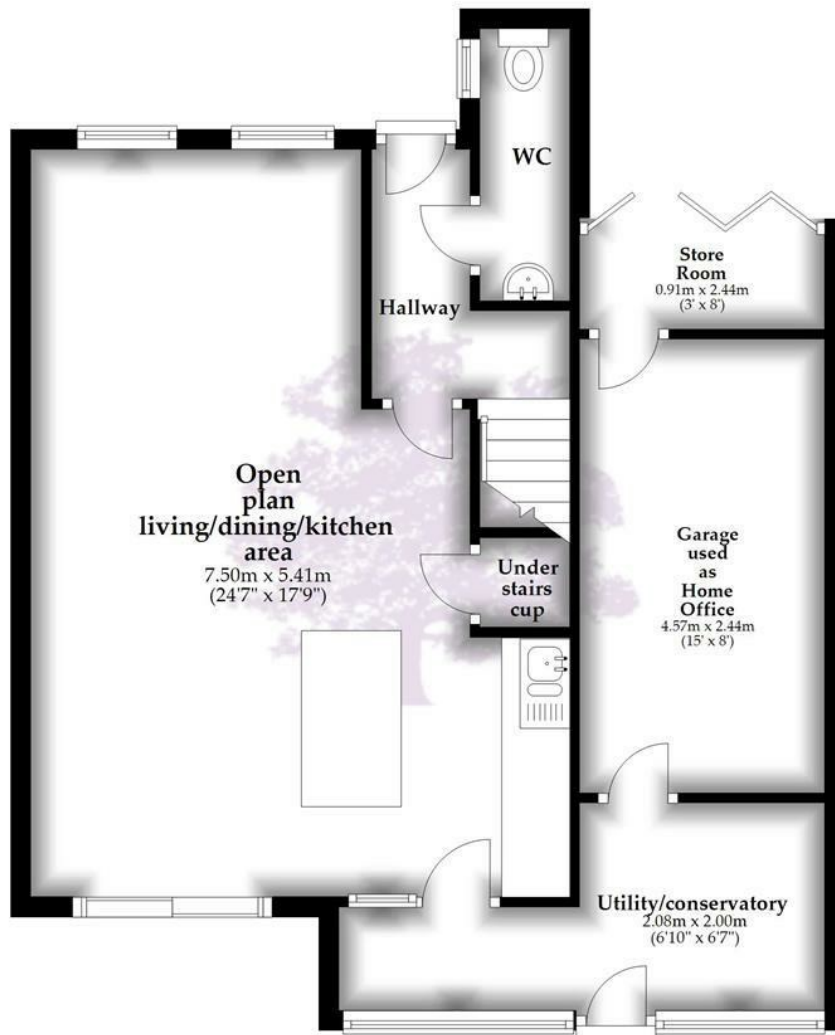


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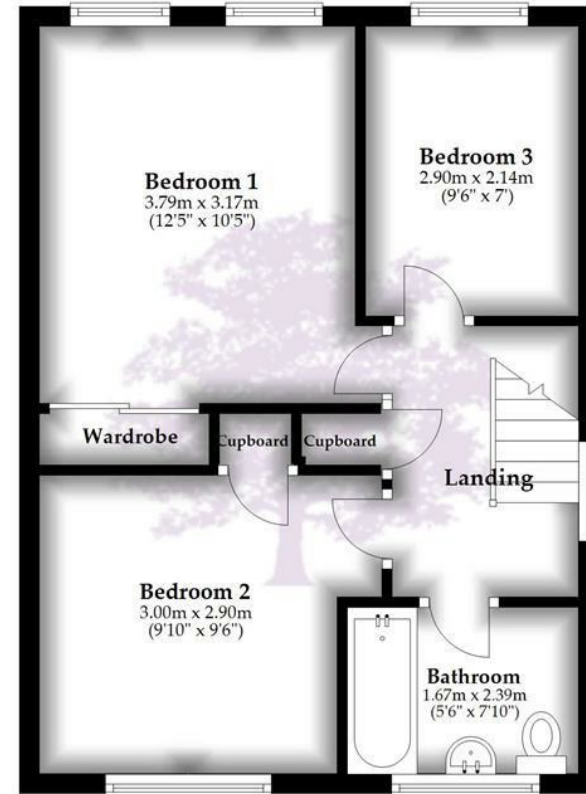
Ground Floor

Approx. 64.1 sq. metres (689.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.7 sq. feet)



Total area: approx. 104.5 sq. metres (1125.2 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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