



100 OAK LEAZE,
CHARLTON HAYES, BS34 5AW

**GOODMAN
& LILLEY**







100 OAK LEAZE

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GUIDE PRICE £475,000

A golden opportunity to acquire a beautifully presented five bedroom detached family home situated in an excellent position on this highly regarded modern development which provides superb access to the motorway network, the center of Bristol, the Ministry of Defence, Southmead Hospital and The Mall, shopping centre, and within a short walk to local shops. High speed fibre optic internet connection.

Offered to the market in great condition, the light, airy and well designed accommodation is arranged over three floors, briefly comprising; entrance hall, cloakroom WC, sitting room with doors to the garden, dining room, 17 ft open plan fitted kitchen/breakfast room all to the ground floor. Stairs rise to the first floor where you will find three of the five bedrooms the master with en-suite facilities and a separate modern family bathroom. The second floor provides two further generous double bedrooms and a second en-suite making an ideal guest bedroom. This wonderful home is further complemented by a garage, two car driveway and attractive walled rear garden.

A fantastic contemporary home that must be seen to be fully appreciated. Call, Click or Come in and visit our experienced sales team- 0117 2130777 / henleaze@goodmanlilley.co.uk

Local Authority: South Gloucestershire Council Tel: 01454 868003

Council Tax Band: F

Entrance

The house is approached by an attractive front garden enclosed by railings and a central gate to paved pathway and central front door.

Entrance Hallway

A welcoming space with porcelain tiled floors, stairs raising to the first floor, radiator and doors to:

Downstairs Cloakroom

Fitted modern two piece suite, porcelain tiled floor.

Sitting Room

20'8 x 10'9

Generous in size with double glazed windows to the front aspect and double doors to the garden, fitted wood flooring, radiator, feature fireplace.

Dining Room

12'0 x 10'8

A beautiful room with double glazed windows to the front aspect, radiator.

Kitchen / Breakfast Room

17'0 x 12'2

A superb fitted modern kitchen / breakfast room with space for full size table, double glazed windows and door to the rear aspect and garden, porcelain tiled floor and radiator. The kitchen has a quality range of fitted units, sink with mixer tap, ample work surfaces, integrated appliances and the gas boiler neatly hidden in one of the wall cupboards.

First Floor

- Superb Detached Home
- Two En Suites
- Garage and Parking

Landing

With double glazed window to the front elevation and further stairs to the second floor.

Bedroom 1

12'2 x 10'9

A good sized double bedroom with double glazed windows to the front, built in wardrobes, radiator, and door to an en suite shower room.

En suite 1

Well fitted with a high level suite comprising a walk in shower cubicle, concealed cistern wc, and wash hand basin, heated towel rail/radiator, tiled floor and walls to splash sensitive areas, double glazed window to the rear.

Bedroom 2

13'8 x 10'8

Double bedroom with double glazed window to the rear, space for wardrobe and radiator.

Bedroom 3

11'0 x 9'8

Double bedroom with double glazed windows to the front, radiator, currently being used as a dressing room.

Family Bathroom

Fitted with quality suite including panelled bath with central taps, concealed cistern wc, and wash basin, tiled floor and half tiled walls, double glazed window to the rear and heated towel rail/radiator.

Second Floor

- Wonderfully Presented Throughout
- Quality Fitted Kitchen / Breakfast Room
- 360 mbps Internet Connection
- Five Bedrooms
- Two Generous Reception Rooms

Landing

Spacious and light with velux window, built in storage cupboard and door to:

Bedroom 4

13'5 x 10'10

The second en suite bedroom, with double glazed window to the front, built in wardrobes, radiator and door to an en suite shower room.

En Suite 2

Well fitted with a high level suite comprising a walk in shower cubicle, concealed cistern wc, and wash hand basin, heated towel rail/radiator, tiled floor and walls to splash sensitive areas, double glazed velux window to the rear.

Bedroom 5/Study

16'10 x 11'0

The largest bedroom in the house currently used as a study / second lounge with double glazed windows to the front and rear, radiator.

Outside

Gardens

The property has gardens to the front and rear which can be viewed in the pictures.

Garage and Parking

The property has a single garage to its side with driveway parking for two in front.







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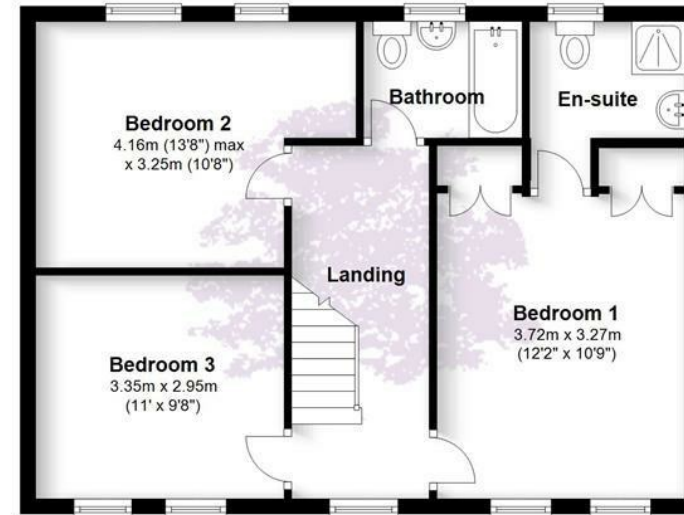
Ground Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



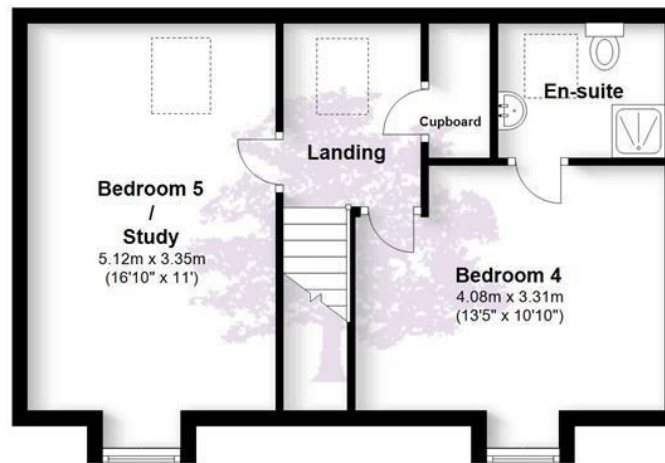
First Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Second Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Total area: approx. 158.1 sq. metres (1701.9 sq. feet)

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