11 Blaisedell View, Blaise, BS10 7XB

Asking Price £379,888

GOODMAN & LILLEY

THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

11 Blaisedell View, Blaise, BS10 7XB

An excellent four bedroom townhouse with converted garage annex nestled within a private cul-de-sac position within easy reach of the Blaise Estate boasting fantastic views, gardens and all in a great location.

Viewing is highly recommended to fully appreciate the accommodation on offer here.

- Attractive Modern Townhouse
- Converted Garage Annex
- Excellent Location
- Four Bedrooms / En Suite to Master Bedroom
- Three Bathrooms
- Gardens

Summary

Goodman and Lilley welcome to the market this 4 bedroom home which is arranged principally over 3 floors with smart contemporary decor throughout. The living room with its Juliette balcony feels abundantly light due to its raised position. The spacious open plan 'L' shaped kitchen/diner and cloakroom to the first floor provides access to the rear garden. 3 bedrooms and a bathroom are positioned on the 2nd floor and then a lavish master bedroom suite to the top floor with en-suite shower room and views to the front towards Wales. In addition to the rear garden there is a converted integral garage now with space for open plan living, utility/kitchen area and shower room, the rear garden is split level with a patio area to sit and enjoy in the summer months. There is also additional parking to the front. Occupying a leafy semi rural position yet still within easy striking distance of the city itself, perfect for commuters.

Location

This is a great location on the edge of the city, away from the major hustle and bustle yet still within reach of everything. The Cribbs Causeway shopping area is a 10-15 minute drive from the house and the area is served by bus routes. Good locals schools are also close by as is Henbury Leisure Centre. For families and those with dogs, there are some wonderful green spaces nearby, notably the Blaise Estate.

Accommodation

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

Entrance Porch

Covered porch and secure front door to entrance hall, radiator, and stairs rising to the first floor.

First Floor

Kitchen / Dining Room

A fully fitted open plan kitchen with modern units, fitted appliances, ample space for a table, radiator, double glazed window and double doors to rear aspect providing access to the rear garden. Doors to:

Cloakroom / WC

Fitted toilet and wash basin.

Sitting Room

Double glazed window to front aspect, radiator, French doors to front opening to Juliet balcony,

Second Floor

Doors to all rooms and to stairs leading up to the master suite.

Bedroom Two

Two double glazed windows to front aspect, radiator, fitted wardrobe and storage cupboard housing the gas boiler. .

Bedroom Three

Double glazed window to rear aspect, radiator.

Bathroom

Modern white suite comprising a bath with shower over, wash basin, low level wc, radiator.

Bedroom Four

Double glazed window to rear aspect, radiator, currently used as a home office.

Third Floor

Master Bedroom

Double glazed window to rear aspect looking out to the garden, built in storage and door leading into an en-suite shower room.

En Suite

Velux window to front aspect and fitted with a modern suite comprising of a shower cubicle, low level wc, wash basin and with radiator.

Converted Garage / Annex

A converted integral garage at ground level, now with space for open plan living, utility/kitchen area and a fully fitted shower room.

Outside

Gardens

There are tiered gardens to the rear of the property with side access from the front. via stairs Directly from the house there is a patio area with stairs up to two further levels with plant and shrub beds. The top level is of good size. The property also has a useful under croft storage area.

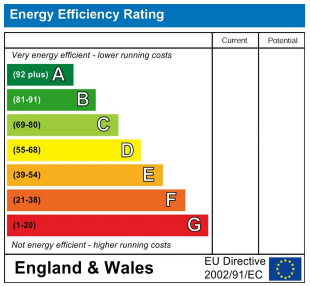
Further Information

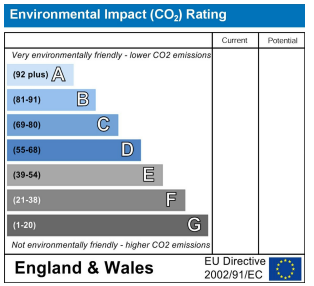
Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: D

Services: Mains Gas, Water, Drainage and Electric.





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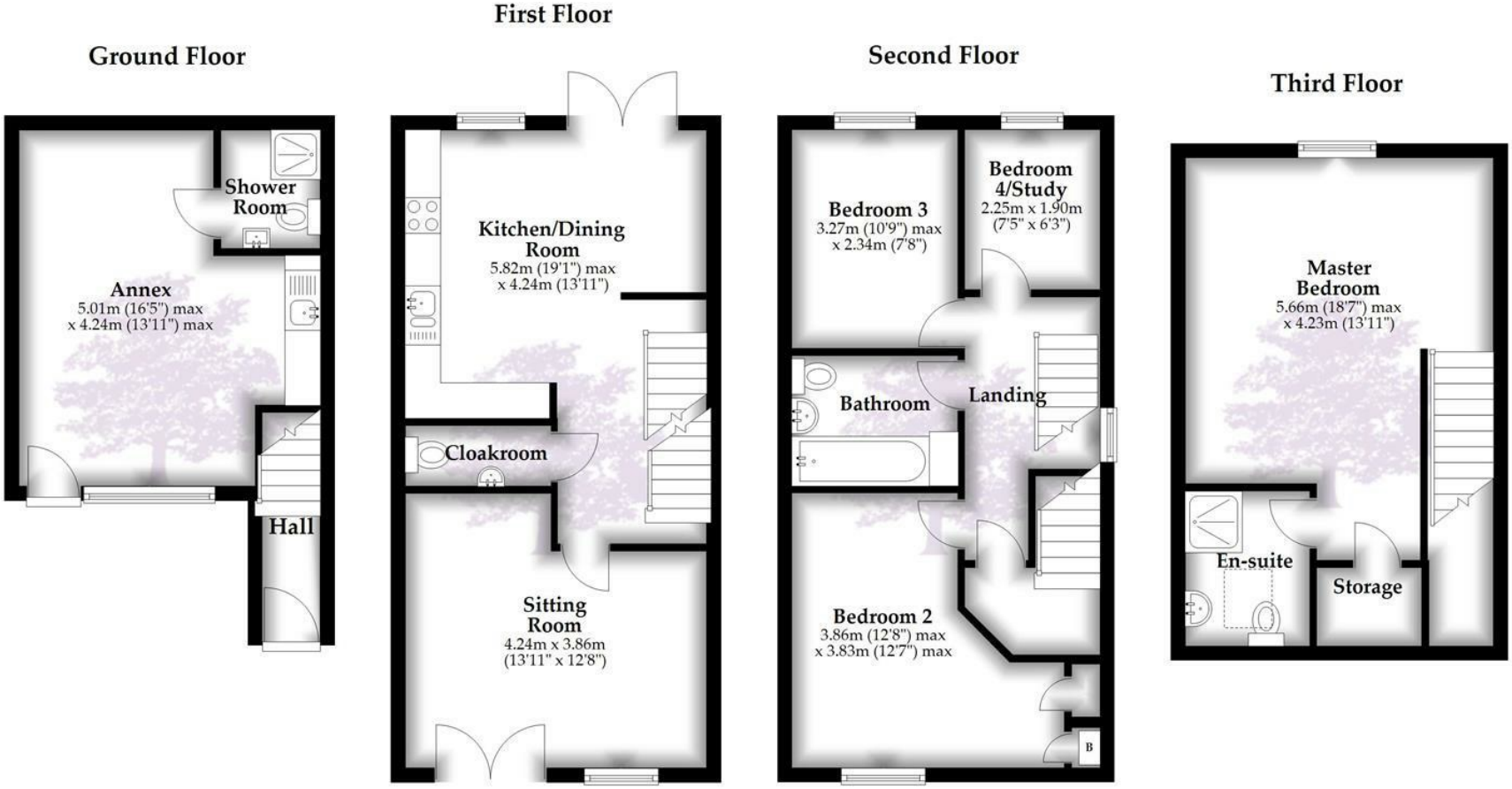

Total area: approx. 123.7 sq. metres (1331.9 sq. feet)

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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