



MAGGS
& ALLEN

9 HOMELEAZE ROAD
BRENTRY, BRISTOL, BS10 6BZ
£325,000

A truly immaculate example of a two-bedroom, semi-detached home located within a quiet, popular cul-de-sac. Boasting open plan living, high-quality fittings, a south-westerly facing rear garden, garage and driveway.

Vendor's Comments

"This has been a very special home for us. When we bought the property, it required a complete renovation, giving us the opportunity to effectively build the home ourselves and create a space that perfectly suited our needs. The neighbours take great pride in their homes, creating an attractive and well-maintained neighbourhood.

Situated in a quiet cul-de-sac, the property enjoys a peaceful setting with very little traffic, making it a lovely place to relax and unwind. The sunny garden has been a real highlight for us, providing the perfect spot for entertaining friends and family, or simply enjoying a quiet afternoon outdoors.

The location is incredibly convenient, everything you need just a few minutes' drive away. Frequent local bus services provide easy access to the city centre as well as to The Mall making commuting and enjoying all that Bristol has to offer straightforward and convenient.

We have created many happy memories here and hope the next owners will enjoy this home and its fantastic location as much as we have."

Ground Floor

The ground floor has been expertly opened up by the current owners; creating a bright, full width and length reception space with a living, dining and kitchen area. Featuring solid wood flooring throughout, the space also benefits from dual-aspect windows, an open staircase, and uPVC door providing level access to the rear garden.

The kitchen itself comprises a range of base and wall-mounted units with two-tone gloss fronts, solid wood worktops and a tiled backsplash. Integrated appliances include a fridge/freezer, washing machine, electric oven, gas hob with extractor and sink with drainer.

First Floor

Ascending to the first floor, you are greeted by a bright landing with solid wood flooring, a cast iron balustrade and side-aspect window.

The main bedroom is a full-width, sizeable double bedroom with built-in wardrobes, and two windows to the front elevation. The second bedroom is a well-sized single with a wardrobe recess, and makes for an ideal home office or study.

Completing the accommodation is a contemporary three-piece bathroom encompassing a toilet, sink and bath with shower over.



Externally

To the front, the property boasts a well-maintained front lawn, which is adjacent to the driveway - providing off-street parking for at least two cars and leading to the garage.

Perhaps one of this property's best features is its generously-sized, south-westerly facing rear garden. The space has been beautifully manicured by the current owners, and is primarily laid to lawn with attractive borders, mature trees and a patio area with pergola.

Side access is available through the garage, with an up-and-over door to the front.

Location

Brentry is situated in the northern part of Bristol, offering easy access to both the city centre and the beautiful countryside of South Gloucestershire. It is well-connected to major roads and public transportation routes, making it convenient for commuting to work or exploring the surrounding areas.

Despite being close to the city centre, Brentry is surrounded by green spaces and parks, providing residents with opportunities for outdoor activities, leisurely walks, or simply enjoying nature. The nearby Blaise Castle Estate and Blaise Castle are popular destinations for locals and visitors alike. The nearby Cribbs Causeway offers a wide range of shops, restaurants, entertainment options, and leisure facilities, including a cinema and a bowling alley.

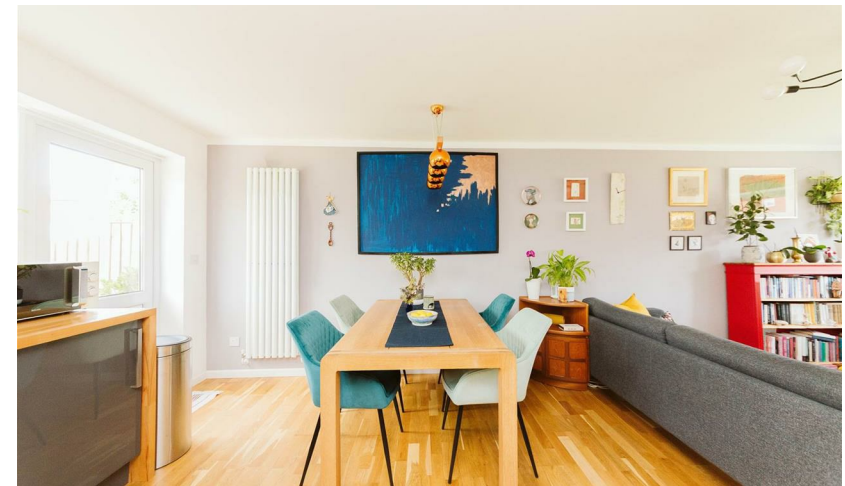
Schools

Fonthill Primary Academy - 0.38 miles

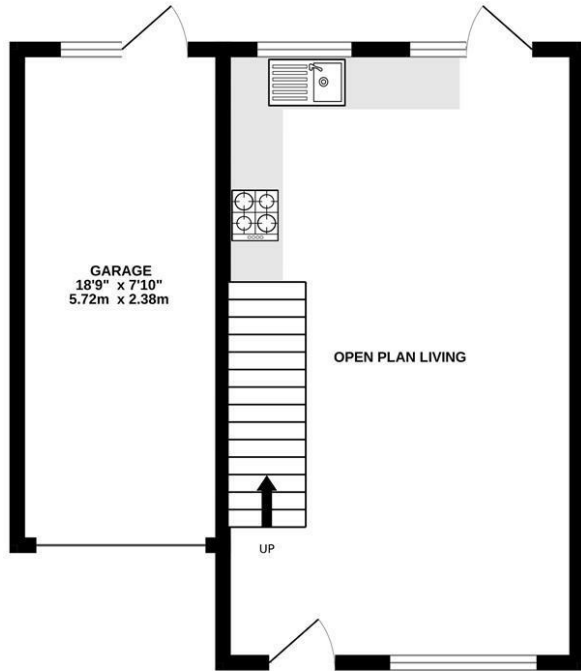
Little Mead Primary Academy - 0.54 miles

Brentry Primary School - 0.63 miles

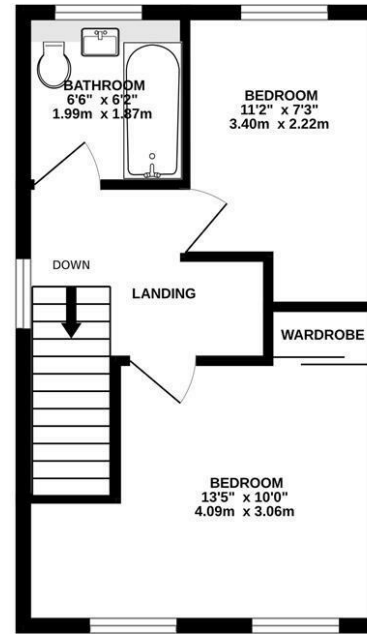
Bristol Free School - 0.89 miles



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62026



- An immaculate, two bedroom semi-detached home
- Open plan to the ground floor, with ample space for living and dining
- High quality kitchen with integrated appliances
- Bright and airy throughout
- Contemporary family bathroom
- Beautifully-maintained, south-westerly facing rear garden
- Garage and driveway providing parking for at least two cars
- Located within a quiet, popular cul-de-sac close to amenities

Guide Price: £325,000

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

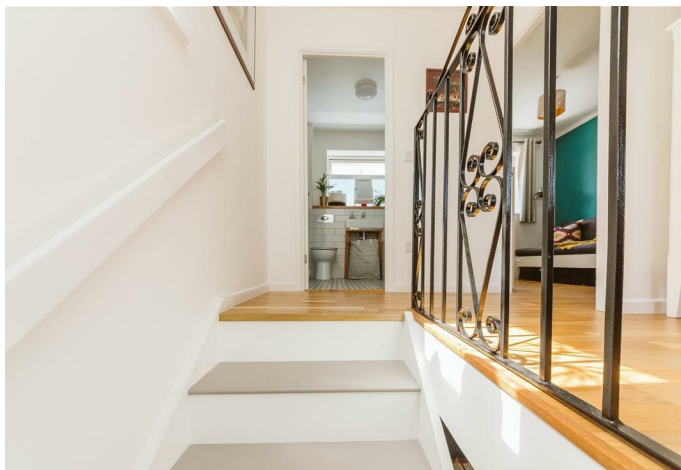
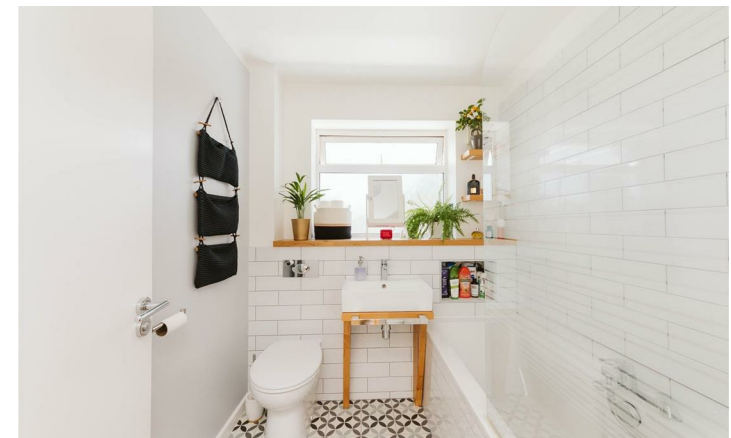
Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change.

**MAGGS
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