



MAGGS
& ALLEN

5 WELLINGTON DRIVE
HENLEAZE, BRISTOL, BS9 4SR
Guide Price £700,000

A thoughtfully extended three-bedroom family home with southerly-facing garden, garage and parking for off-street parking located in a popular area.

Ground Floor

Entering in through an original front door, you will be greeted by a welcoming entrance hallway with decorative leaded stain glass windows. The hallway provides access to the principle rooms, and houses under-stairs storage and a WC. Exposed floorboards, two storage cupboards and the staircase are all original features.

The lounge is a comfortable bay-fronted room with exposed floorboards continuing through from the hallway, fitted with built-in storage to the far wall recesses, and retaining period covings.

The centre piece of this tremendous property is undoubtedly the kitchen/living space. Extended substantially by the owners in 2014, this is a expansive open-plan room with tri-folding doors leading to the garden, large skylights as well as a side aspect window ensuring natural light flooding the space through much of the day. Wooden flooring is complemented by a smart white kitchen with wooden worktops and integrated appliances including an electric hob, electric oven, dishwasher and fridge/freezer. A handy utility cupboard completes this floor.

First Floor

A landing benefitting from an ornate stained glass leaded window provides access to each of the bedrooms, and the bathroom.

Bedrooms one and two are both a well-sized double rooms, bedroom one being a bay-fronted room with picture rails and original door retained. Bedroom two meanwhile is currently used as the master bedroom, and benefits from wardrobes built into the recesses of the far wall as well as retained original fireplace and a view of the rear garden. The third bedroom is a single room, ideal as a study, children's bedroom or guest bedroom.

A smartly presented wet room with a choice of grey and white tiles is fitted with a walk-in shower, separate bath, basin and WC.

External

One of the many attractive features of this property is the garden; a southerly-facing space and reasonably level. Accessible directly from the kitchen/diner via tri-folding doors, the garden is divided between a decked area and a large lawn area.

At the front of the property there is parking for multiple cars, and access to the garage. The garage comfortably accommodates a modern car, and to the rear also provides access to the rear garden.



Vendor's Comments

"Our much-loved family home has been a wonderful place for us to enjoy a happy and settled life. The street is full of friendly families, many with strong ties to local schools, making it a lovely and welcoming community. One of our fondest memories is the Jubilee street party we celebrated right outside with our fantastic neighbour.

Over the years, we've made thoughtful additions to the house to enhance both space and comfort. The open-plan dining area is perfect for hosting friends and family, and when the full-length doors are opened in the summer, the sun-soaked garden becomes an ideal spot to unwind. With the added bonus of not being directly overlooked, it's been a peaceful retreat for us.

The large side garage has been incredibly useful, giving us flexibility for both car parking and extra storage. Inside, the house has always felt warm and inviting. In winter, the heated bathroom floor is a little everyday luxury that makes showering feel extra cosy.

This home has been the perfect place for us to start and grow our family, and we hope it brings as much happiness to its next owners as it has to us."

Location

Henleaze is a suburban gem with good quality housing largely developed in the 1930s, with Edwardian and Victorian streets on its fringes. The neighbourhood boasts a tranquil atmosphere, featuring green spaces like Henleaze Lake, Horfield Common, and of course the Downs - offering residents a wealth of picturesque walks.

The bustling Henleaze Road high street boasts a wide range of independent shops, cafes, butchers and greengrocers, with Waitrose and the cinema sat on Northumbria Drive. North View, located at the end of Northumbria Drive is home to highly regarded Little French and Prego restaurants.

The neighbourhood's reputation for excellent local schools makes it particularly appealing for families. With good connectivity to Bristol's city centre, Henleaze offers a blend of residential charm and superb convenience.

Schools

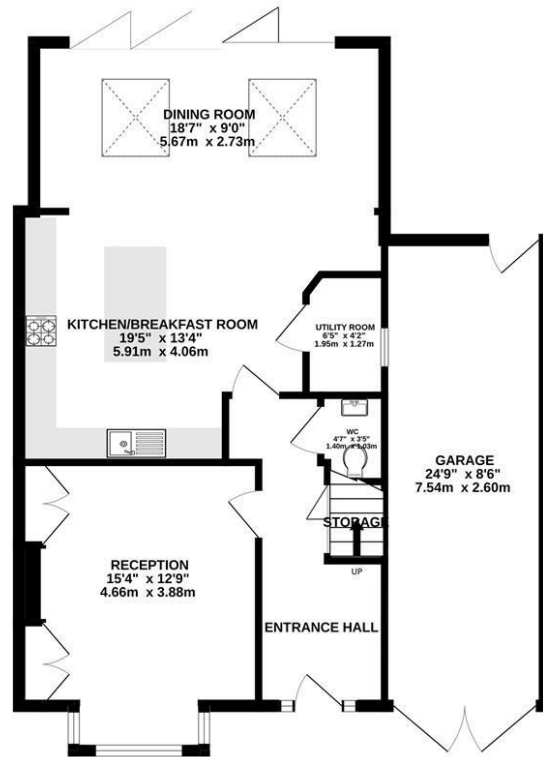
Horfield Church of England Primary School - Distance: 0.28 miles

Henleaze Junior School - Distance: 0.54 miles

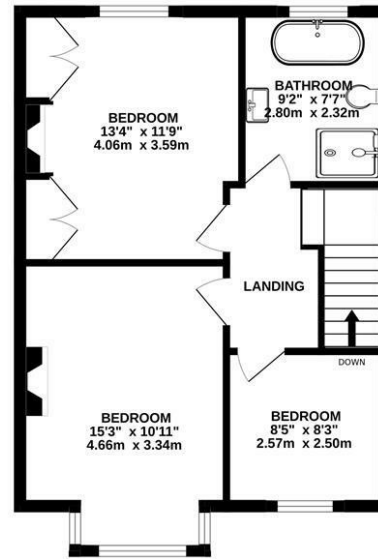
Bishop Road Primary School - Distance: 0.71 miles



GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.

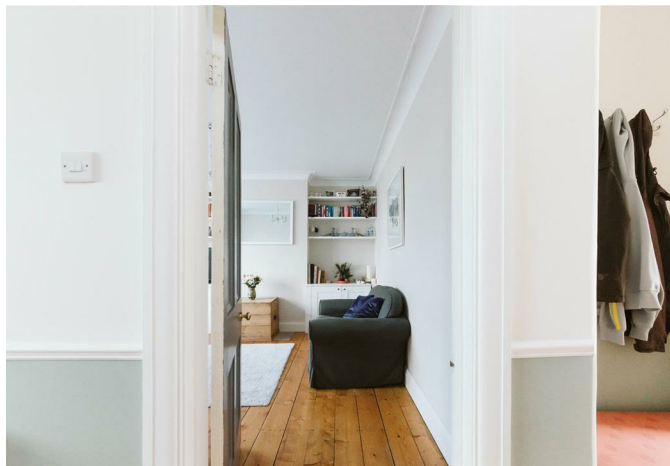


1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 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.
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- A substantially extended 1930s residence
- Secure garage and off-street parking for multiple cars
- Three bedrooms, two reception rooms
- Southerly-facing garden
- Stunning kitchen-living space with bi-folds to garden
- A sought-after area for families
- A number of attractive period features retained and complemented by modern fixtures and fittings
- Modern four-piece bathroom
- Scope to further extend

Guide Price: £700,000

Tenure: Freehold

Council Tax Band: D

EPC Rating: D

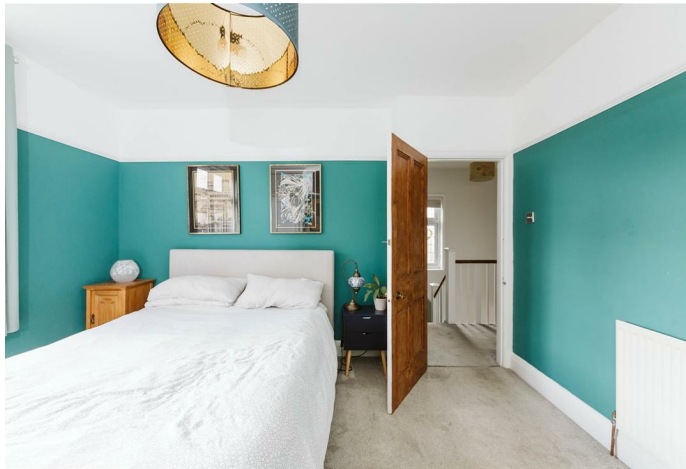
Local Authority: Bristol City Council

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.

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