



4 CYPRESS GROVE,
HENLEAZE, BS9 4RX

**GOODMAN
& LILLEY**







4 CYPRESS GROVE

HENLEAZE BS9 4RX

GUIDE PRICE

£750,000

A highly impressive extended 1930's four bedroom semi detached family home situated in the quiet, very popular and rarely available cul-de-sac of Cypress Grove in Henleaze.

Situated on a large corner plot with delightful private south facing gardens ideal for the growing family, this light and airy family home is sure to appeal and boasts accommodation over two floors briefly comprising; welcoming entrance hall with original features, living room with stripped wooden floorboards and wood burner and a superb extended near 30ft open plan living/family room/kitchen with bi-folding doors opening the glorious sunny gardens with quality fitted kitchen area leading to a separate utility room, cloakroom WC and garage/store. The first floor offers four good sized bedrooms and two large contemporary bathrooms.

The crowning feature has to be the large south facing rear gardens that offer a surprisingly excellent degree of privacy for suburban Bristol and are perfect for the growing family or keen gardener. The garden is mainly laid to lawn but offers various areas to enjoy the sun and eat al fresco, as well as a variety of fruit trees. The former garage now offers valuable storage and there is a block paved driveway to the front providing off road parking for at least two vehicles.

This is a superb home and should be viewed at your earliest convenience to avoid disappointment.

Accommodation

Ground Floor

Entrance Hallway

Accessed through the main entrance door, bright and light with feature leaded window to the front and feature tiled floor, stairs to the first floor, attractive panelled walls and doors to:

Sitting Room

13'6 x 12'6

Bay window to the front, fitted log burning stove, stripped exposed floorboards.

Open Plan Living Area

29'6 max x 17'6 max

A wonderful space with three areas including generous living space, dining area and well fitted kitchen with wooden flooring throughout. The room has access to the rear garden with bi folding doors from the living area and single door from the kitchen, there are also windows added to the light. The kitchen is fitted with modern units, wooden work surfaces, feature Belfast sink, integrated appliances, central island and opens into a dining area with space for table. There is ample built in storage, a under stairs cupboard and door to:

Utility Room

7'5 x 6'1

Fitted units, wooden tops, feature sink and mixer tap, plumbing for washing machine, window to the side and doors to:

Downstairs WC

Fitted modern white WC and wash basin.

Store Room

9'9 x 10'8 max

Originally the attached garage now useful store room with wooden double doors to the front, door to side, power/light, fitted units and space for tumble dryer.

First Floor

Landing

A generous split level landing with loft access and doors to all rooms.

Bedroom One

14'1 x 12'2

Bay window to the front, stripped exposed wooden floorboards and picture rail.

Bedroom Two

12'2 x 11'9

Window to rear overlooking the fantastic rear garden, picture rail.

Bedroom Three

10'7 x 9'8

Forming part of the double storey side extension with window to the front.

Shower Room

Forming the other part of the extension fitted with

quality fittings including over sized walk in shower with glass screen, centrally heated towel rail/radiator, low level WC and wash basin with vanity unit beneath. Window to the rear.

Bedroom Four

8'3 x 7'9

Window to the front, picture rail.

Bathroom

Wonderfully fitted family bathroom with freestanding Victoria style claw foot bath, shower attachments, pedestal wash basin, low level WC, separate shower cubicle, shaver point, extractor, centrally heated towel rail/radiator, window to the rear.

Outside

Front

Brick paved driveway for 2/3 cars providing parking and access to the property and attached store room / three quarter garage.

Rear

A truly wonderfully south facing rear garden of generous size with extensive lawn area, wooden decking from the house, fruit trees and having a seclude feel.



- Semi Detached Family Home
- Four Bedrooms & Two Bathrooms
- Large Open Plan Living Accommodation
- Delightful Small Cul-De-Sac Position
- Glorious Private South Facing Rear Gardens
- A Short Walk To Henleaze Infant & Junior Schools



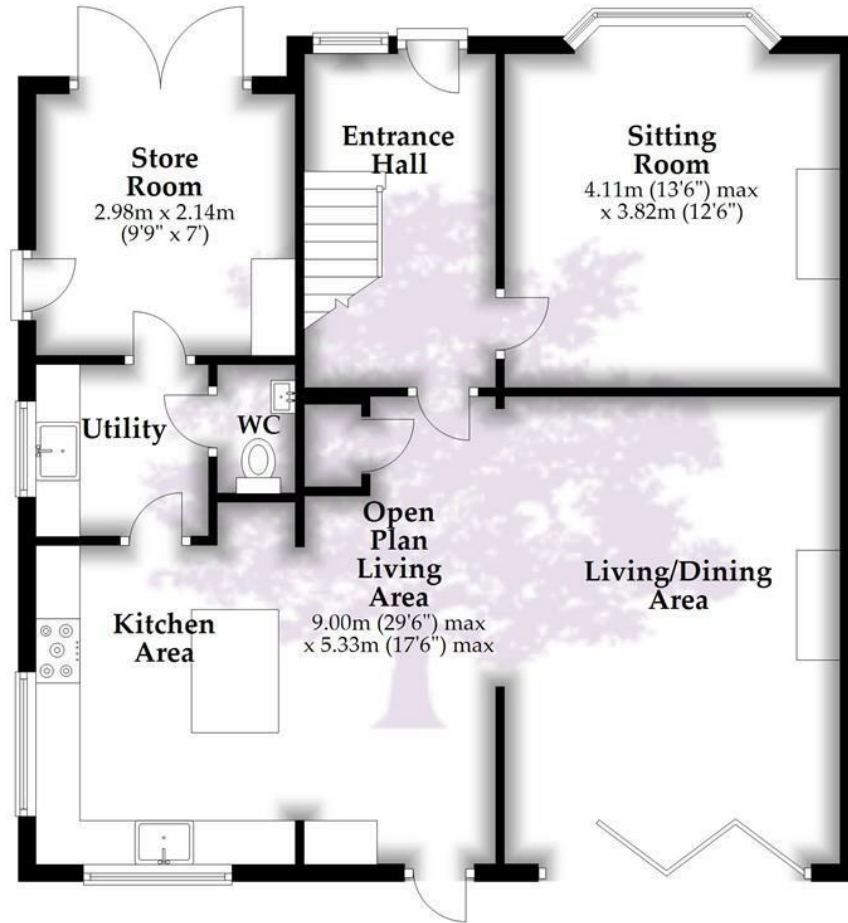


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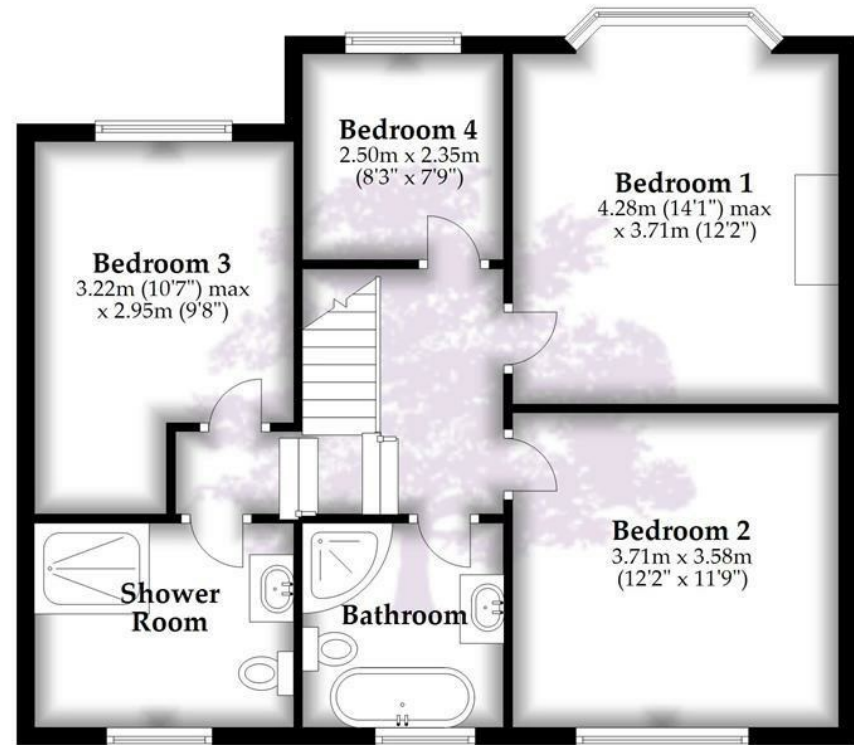
Ground Floor

Approx. 83.3 sq. metres (896.9 sq. feet)



First Floor

Approx. 67.1 sq. metres (722.5 sq. feet)



Total area: approx. 150.4 sq. metres (1619.3 sq. feet)

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