



16 DENTWOOD GROVE,
BRISTOL, BS9 2QH

**GOODMAN
& LILLEY**



Entrance Porch

Double glazed windows to front and sides, door to.....

Entrance Hall

Superb original stained coloured glass windows in and around the front door create the feeling of a warm sunny entrance to the property. The hallway offers stairs to the first floor with a meter and storage cupboard beneath as well as a cosy seating area. The hallway is fitted with coving and leads to doors giving access to all key ground floor rooms.

Lounge

The well proportioned lounge has been fully re-plastered and carefully staged to offer an inset living flame gas fire, radiator under the bay window overlooking the front garden, coving has been fitted, wires for both hifi and TV surround speakers have been delicately set in to the walls, there are both TV and telephone points in the room and multiple double electric sockets have been considerately places around the room.

Rear Sitting Room

This room offers double glazed windows over looking the superb landscaped rear garden and a double glazed door that gives immediate access to a secluded raised patio area that in turn has steps leading down to the sizable garden behind. The room has coving fitted, a radiator and like the lounge has been re-plastered with speaker wires being inset in to the wall.

Kitchen/Dining Room

A well fitted kitchen/dining room has a double glazed window to the rear and over looking the impressive garden, a door leading on to the patio adjacent to the rear sitting room and a door leading to the utility room which in turn gives access to the ground floor WC and the integral garage. The room has a tiled floor plentiful storage in the numerous wall and matching floor mount cupboards, roll top work surfaces, twin bowl sink/drainer, double electric oven, integrated dishwasher, 5 ring gas hob with stainless steel back splash and cooker hood over, space for separate large fridge and large freezer. The room is also fitted with coving.

Utilily Room

Double glazed window to rear, door to rear garden, matching wall and floor mounted storage cupboards with work surfaces over, inset stainless steel single bowl sink/drainer, plumbing for washing machine, space for dryer, matching cupboards housing boiler and hot water tank, door to garage and door to WC.

WC

Double glazed window to side, extractor fan, low level WC, hand wash basin on pedestal, radiator.

Landing

Loft access, 2 x double electric sockets, access to bedrooms, office and bathroom.

Bedroom One

This most generously proportioned bedroom has a double glazed window overlooking the rear garden and boasting superb views of the distant horizon. Benefiting from a walk-in wardrobe and it's own ensuite shower room, the room also offers a radiator and is fitted with coving.

Ensuite Shower Room

Fully tiled the room offers a double glazed window to side, low level WC, hand wash basin on pedestal, double shower cubicle with electric shower, chrome towel rail and extractor fan.

Bedroom Two

The original bedroom one is now a most generous bedroom two. With a double glazed window overlooking the front garden, the room also benefits from a picture rail and a radiator.

Bedroom Three

Another very generously proportioned room with double glazed window overlooking the rear garden, the room offers a TV point, a radiator and is also fitted with coving.

Bedroom Four

This single bedroom could easily be converted in to a spacious double by extending in to the adjacent office. However as it stands it offers a double glazed window over looking the front garden has a radiator and is fitted with coving.

Office/Bedroom 5

Double glazed window over looking the front garden and radiator.

Family Bathroom

Comfortably the size of 2 combined standard family bathrooms, this stunning copious and fully tiled family bathroom offers a double glazed window to the side, shower cubicle with electric shower over, hand wash basin on pedestal, bidet, panelled bath with mixer taps, radiator, separate chrome heated towel rail and is fitted with coving.

Front Garden

With a block paved driveway allowing for parking for 2-3 cars and leading to the garage, and a bed laid to chippings and stocked with a variety of shrubs. The garden is bordered by a wall to the side and front.

Rear Gardens

A superb garden landscaped to offer substantial patio areas, 2 lawns and a decking area. The garden is secured by fencing to both sides and the rear and offers 2 x storage sheds and both beds and borders stocked with a variety of shrubs. There is also outside lighting.

Integral Garage

The garage benefits from having an electric up and over door, power and lighting and an internal door leading to the utility room.

- Cul-de-sac location
- Three generous receptions
- Utility and ground floor WC
- Office/bedroom 5
- Front garden with driveway

- Semi-detached
- Kitchen/diner
- Ensuite
- Integral garage
- Large rear garden



GUIDE PRICE £600,000





Total area: approx. 175.9 sq. metres (1893.2 sq. feet)

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