



cj HOLE
est. 1867

36 Northumbria Drive, Bristol,
BS9 4HP

Guide Price: £850,000

Situated on the ever-popular Northumbria Drive in Henleaze, this beautifully presented detached home has been extensively renovated in recent years to create a stylish and practical family home, finished to an exceptional standard throughout.

- Council Tax Band: F
- EPC: D
- Freehold
- Immaculately presented three-bedroom detached home
- Sought-after Henleaze location
- Driveway parking for three vehicles
- Garage and separate home office
- Triple-aspect living room with fireplace
- Contemporary kitchen dining room with bi-fold doors
- Utility room and downstairs cloakroom
- Principal bedroom with en-suite shower room
- Landscaped rear garden with patio and mature borders
- Spacious landing with additional storage
- Scope for extensions/conversions STPP







Approached via a private driveway providing off-street parking for three vehicles, the property makes an excellent first impression. The front door opens into a welcoming entrance hall, which provides access to the principal reception room, kitchen dining room, utility room, downstairs cloakroom and staircase to the first floor.

The main living room is a superb triple-aspect reception space, flooded with natural light from windows to three elevations. Featuring attractive wooden flooring and a charming fireplace, it offers a warm and inviting atmosphere whilst enjoying a pleasant outlook over Northumbria Drive.

Also on the ground floor, the downstairs cloakroom is generously proportioned and benefits from a frosted window, while the hallway also provides access to two particularly useful storage cupboards. The utility room is both practical and well-appointed, with a side-facing window and rear door opening directly onto the garden, making it an ideal everyday entrance.

To the rear of the property lies the impressive kitchen dining room, undoubtedly the heart of the home. Fitted with a range of integrated appliances, the space has been thoughtfully designed for modern family living and entertaining. Large bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

Outside, the east-facing rear garden enjoys morning and daytime sunshine and has been beautifully landscaped to provide a patio seating area, lawn and mature planted borders offering colour and privacy throughout the year. The garden also benefits from a useful home office, together with access to the attached garage positioned to the side of the property.

To the first floor, three windows to the stairwell and landing allow an abundance of natural light to flood the space. The landing itself is notably spacious and also benefits from built-in storage.

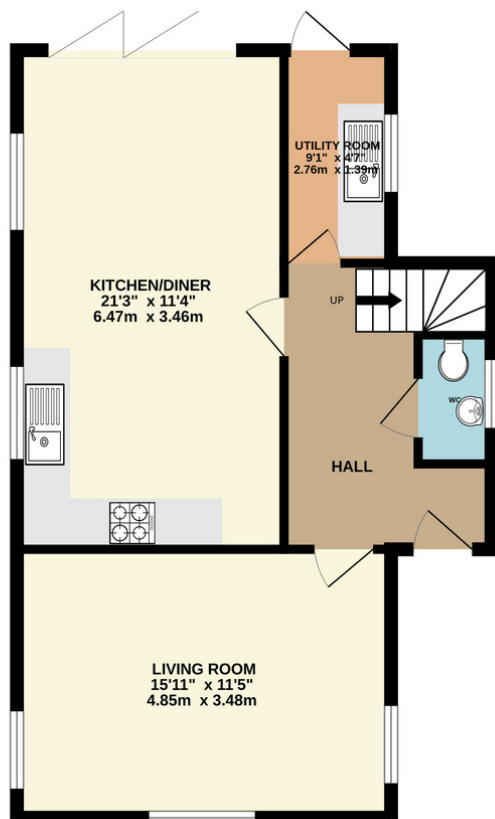
The principal bedroom is positioned to the front and is another bright dual-aspect room. This generous bedroom benefits from a contemporary en-suite shower room and a large built-in storage cupboard. Bedroom two overlooks the rear garden and is an excellent-sized double, while bedroom three is also a genuine double room, offering flexibility for family living, guests or home working.

Completing the accommodation is the family shower room, finished to a high standard and fitted with a full-width walk-in shower, wash hand basin and WC.

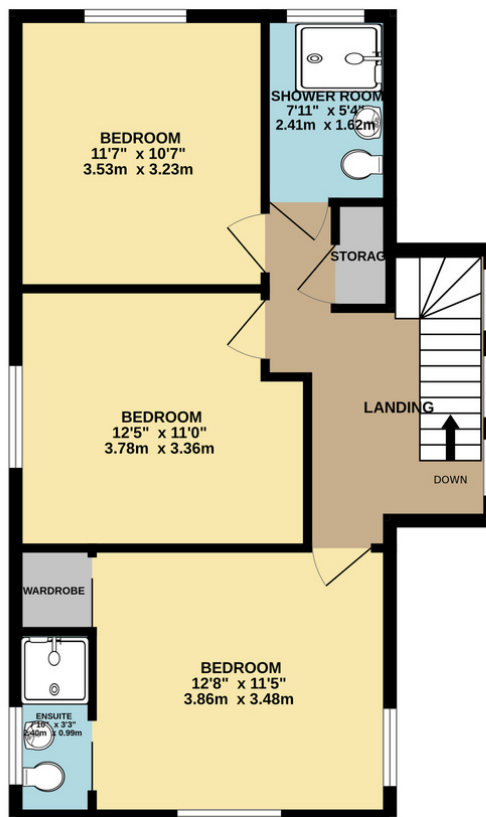
Overall, this is a rare opportunity to acquire an immaculately presented detached home on one of Henleaze's most desirable roads, offering beautifully renovated accommodation and an excellent balance of style and practicality. There is plenty of scope for extensions or a loft conversion STPP.



GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (108.0 sq.m.) approx.

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