



Kendon Drive, Wellington Hill, Bristol BS10
£525,000

3 bedroom semi-detached house for sale | Freehold



Situated very close to (actually backing onto) a popular primary school, and within a walk of about half a mile to the entrance of Southmead Hospital's A&E department, this 1930s three-bedroom semi is extremely well located! Added to this, the rear garden is south-easterly, beautifully stocked, pleasantly landscaped, and has been designed to ensure al fresco dining is do-able all year round! And there is a driveway, too, and a garage (subject to limited width access), which means parking off or on the road (across your own dropped kerb) makes life much easier. Inside, the house offers two reception rooms of generous proportions, and a planning application has been submitted to build a wrap-around ground-floor extension that would enlarge the kitchen (and open into the large dining room at the same time), create a utility room and provide additional storage.

Council Tax Band: Band D (£2460.32 per annum 2024/25)

Tenure: Freehold

Annual rentcharge of £6.75.

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

GROUND FLOOR:

Storm Porch

Half double-glazed double doors, with leaded double-glazed pane over; quarry-tiled floor; fitted shelves; traditional front door, with glorious art deco style stained-glass oval insert, and matching stained-glass surround, into...

Entrance Hall

Staircase, with attractive painted wood banister and twisted metal spindles, rising to first floor, over built-in storage cupboard; picture rail; laminate flooring; panelled inner doors; radiator.

Cloakroom

Frosted double-glazed window to side; white w.c. and wash basin, with half-tiled surround.

Lounge

w: 12' 7" x l: 14' 2" (w: 3.84m x l: 4.32m)

Partly leaded double-glazed bay window to front; classic period-style fireplace and hearth, with open grate; picture rail; TV pt; double radiator.

Dining Room

w: 11' 5" x l: 17' 2" (w: 3.48m x l: 5.23m)

Double-glazed patio doors to rear, with leaded double-glazed panes over; period-style mantel, with open brick display niche; thermostat; radiator.

Kitchen

w: 7' 3" x l: 13' 2" (w: 2.21m x l: 4.01m)

Partly leaded double-glazed windows to side and rear, plus double-glazed door into Rear Garden; fitted base and wall units, in beige hessian-effect, with wood trim, beige worktops and tiled splashbacks; fitted beech-effect floor units, with rolled-edge textured beige granite-effect worktop and tiled splashback; inset single-bowl single-drainer stainless steel sink and mixer tap; gas cooker pt; plumbing for washing machine; space for fridge/freezer; fitted shelves.

FIRST FLOOR:

Landing

Beautiful double-glazed arched window to side, with elegant rose motif; timber balustrade with twisted metal spindles; picture rail.

Bedroom One

w: 11' 7" x l: 14' 4" (w: 3.53m x l: 4.37m)

Partly-leaded double-glazed bay window to front; double radiator.

Bedroom Two

w: 11' 7" x l: 12' 4" (w: 3.53m x l: 3.76m)

Partly-leaded double-glazed window to rear; fitted corner cupboard housing Worcester gas-fired combi boiler; double radiator.

Bedroom Three

w: 7' 5" x l: 9' 3" (w: 2.26m x l: 2.82m)

Partly-ledged double-glazed window to front; picture rail; double radiator.

Bathroom

w: 7' 3" x l: 8' 5" (w: 2.21m x l: 2.57m)

Frosted double-glazed windows to side and rear; white period-style suite, with half-tiled surround, of w.c., panelled bath with mixer tap/shower attachment, and pedestal wash basin with fitted cabinet beneath; glazed shower cubicle with tiled walls; partly mirrored wall cabinet; towel rail radiator.

EXTERNAL:

Front Garden

Attractively landscaped, with raised lawn, corner flower bed and central flowering shrub; larger curved flower border to other side, mirroring paved path on other side which leads to steps up to front door.

Driveway

Leading from the kerb up past the side of the house (where the width is limited to maximum of 7'4" (2.24m)); double timber gates open onto a continuation of the driveway, leading on to...

Garage

Detached, to the rear of the house (this building would likely be demolished if the extension were built, as the application includes a garage-style store at the front, and thus would enlarge the garden); modern up-and-over door; flat roof; double-glazed windows to side and rear; electricity supply.

Rear Garden

w: 27' 6" x l: 50' (w: 8.38m x l: 15.24m)

Very much a highlight. South-easterly, secluded and landscaped to ensure enjoyment all year round. Paved patio with flower borders; 3 steps up to lawn with stepping stone path and further borders; 5 more steps climb to full-width sun terrace including purpose-built barbecue and veg patch! The garden backs onto school grounds so is quiet for much of the time, and full of established perennials, shrubs and trees. The borders planted full of Spring bulbs. The garden has been planted lovingly for year-round interest. The lower sheltered patio can be used on a mild February evening for a firepit, and the upper sun terrace catches the last of the sun's rays as it sets. The quiet outlook means the garden is rich in wildlife, with owls and bats taking advantage of the nightly calm. The built-in BBQ is perfectly situated to take advantage of the Southerly aspect and the walls and fences protect the area from prevailing wind, so there is no season where fire-pits and BBQ's are off limits.

LOCATION:

Situated close to Wellington Hill West, on the edge of Henleaze, and Horfield Common to provide dog-walking and leisure activities, this house offers good access into the City (the No 13 bus will take you into Broadmead). Bristol Parkway Rail Station can be reached (on a good day) in quarter of an hour by car, as can the M32 motorway. Closer to home, Southmead Hospital is just around the corner, so it's ideal for employees or regular visitors, and a very popular primary school is more or less next door.

GENERAL:

Tenure

Freehold.

Council Tax Band

Band D (£2460.32 per annum 2024/25).

IMPORTANT:

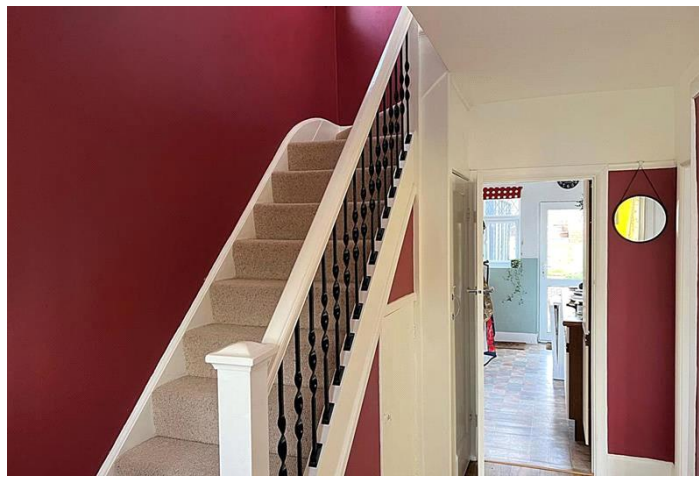
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INTERESTED?

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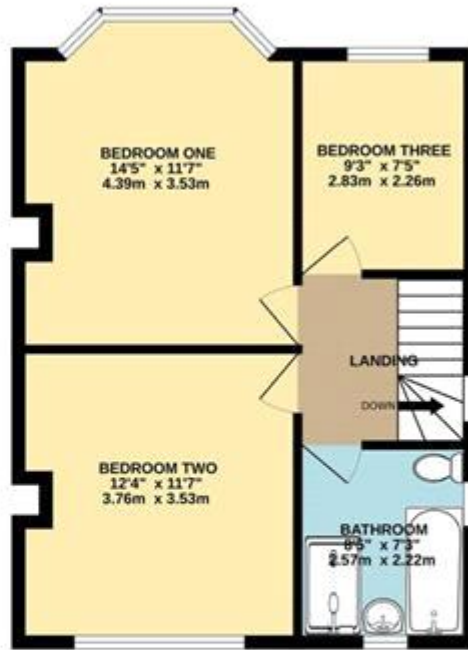




GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

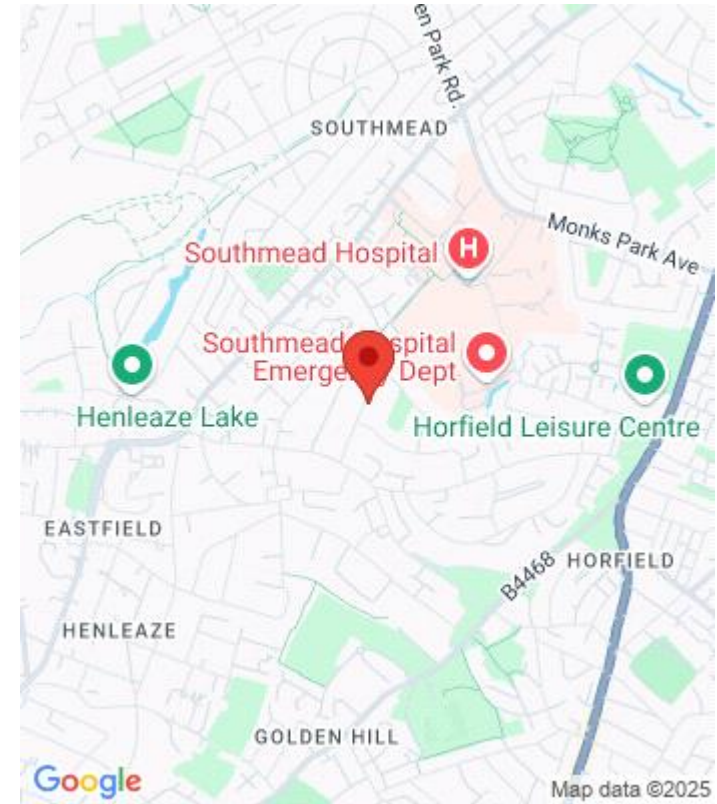


1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.

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Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			82
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.