



Hazelwood Road, Sneyd Park, Bristol

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# An exceptional detached modern family home within a highly sought-after area.

## Location

Welwyn lodge is an immaculately presented and recently extended detached modern family home found in the heart of Sneyd Park. Close by are a host of high-quality local amenities, with popular schools in both state and private sector. Popular shopping can be found on both Whiteladies Road and Henleaze High Street, as well as the further independent shops of Stoke Hill. A short walk away is Bristol's iconic Durham Downs, some 400 acres of open parkland found on the fringes of the Avon Gorge.

## Description

Welwyn Lodge enjoys accommodation arranged over two floors, totalling over 2300 ft.<sup>2</sup>. A warm and welcoming entrance hall provides access to the principal reception rooms and kitchen breakfast room, with a useful study overlooking the front gardens.

Boasting a sunny south easterly orientation, a most impressive kitchen breakfast room has been recently extended by the current vendors. A bespoke kitchen enjoys a range of high-end appliances and ample storage, complimented by a central island. From here, an additional entertaining room is fully glazed to one side, overlooking the rear garden and flows to a more formal dining room. From the kitchen, there is a useful utility with plumbing for the necessary white goods.

A warm and welcoming dual aspect sitting room opens to the garden, creating a further place to entertain.

On the first floor, a principal bedroom overlooks the front gardens with a wealth of wardrobe space and a luxurious en suite shower room. There are four further bedrooms, serviced by either an en suite shower room or family bathroom facilities.



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## Outside

At the front of the property, there is an area of lawned garden and mature shrubbery, with hard standing for multiple vehicles and access to a useful garage. At the side and rear is an established garden which combines level lawn and a sun terrace.

## Property information

**Tenure:** Freehold

**Guide Price:** £1,350,000

**Local Authority:** Bristol City Council

**Council Tax Band:** G

**EPC:** B



**Approximate Gross Internal Floor Area**

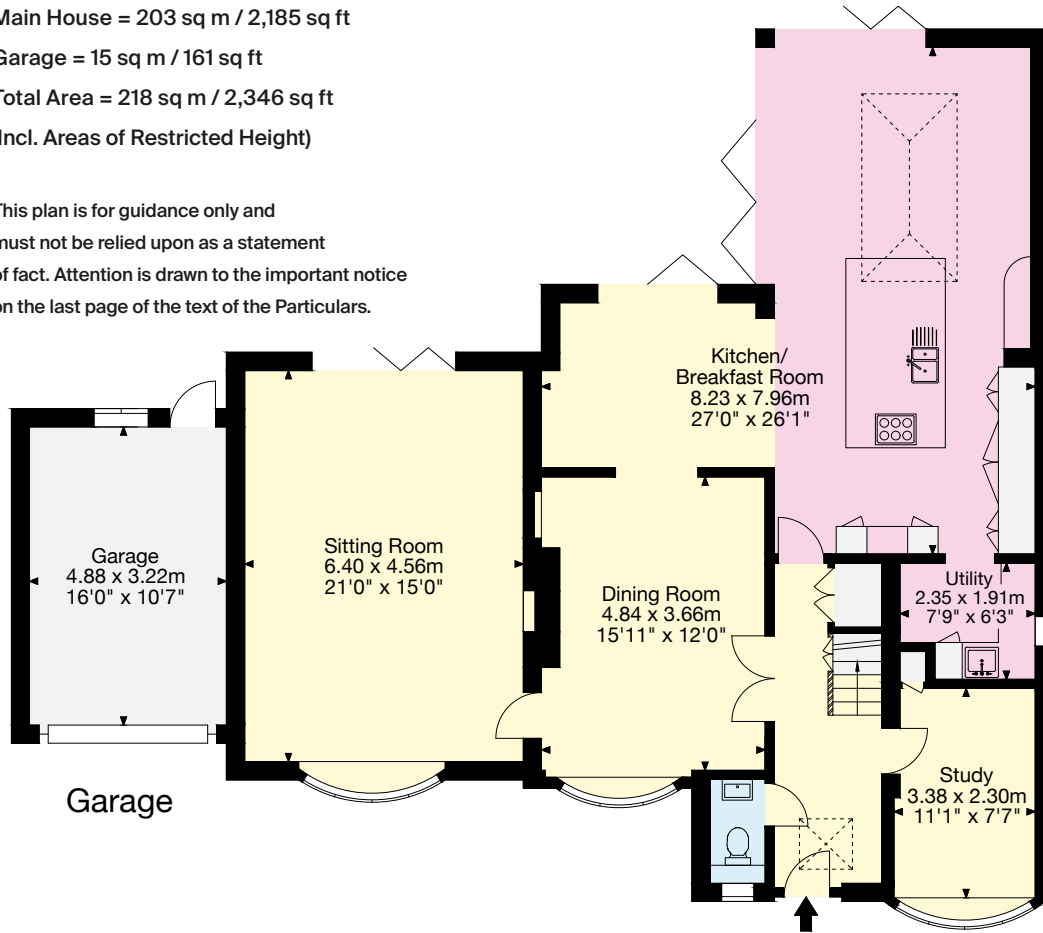
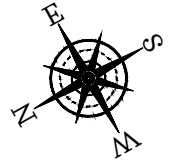
Main House = 203 sq m / 2,185 sq ft

Garage = 15 sq m / 161 sq ft

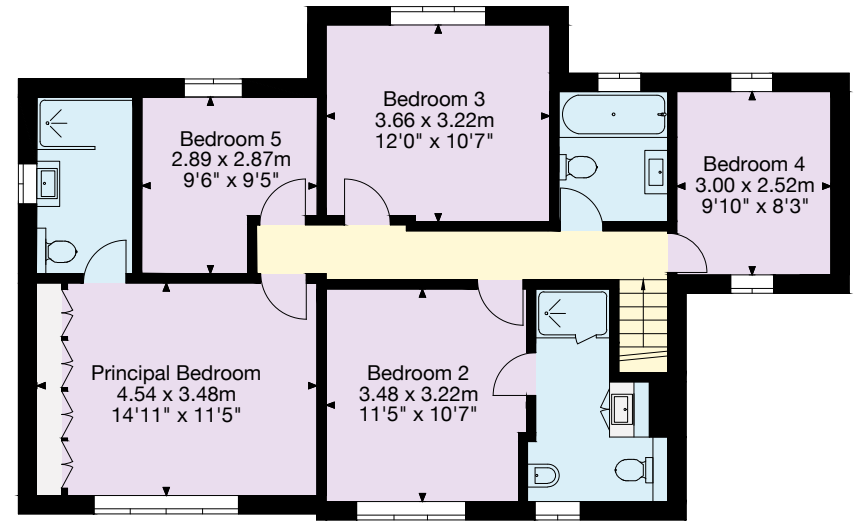
Total Area = 218 sq m / 2,346 sq ft

(Incl. Areas of Restricted Height)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Ground Floor**



**First Floor**

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