



WINDERMERE MAIN ROAD,
EASTER COMPTON, BS35 5RA

GOODMAN
& LILLEY







WINDERMERE MAIN ROAD

EASTER COMPTON BS35 5RA

GUIDE PRICE
£625,000

A stunning modern detached home presented in superb condition throughout with driveway parking, attractive south west facing rear garden and wonderful extended accommodation, situated in this sought after rural location with excellent access to Bristol. The house has been converted by its present owners from a four bedroom to a generous three bedroom home to suit their needs, but could be changed back should needs require.

Call, Click or Come in and visit our experienced sales team- 0117 2130777/ henleaze@goodmanlilley.co.uk

Local Authority: South Gloucestershire Council

Council Tax Band:

Services: Gas, Water, Electric and Drainage

Location

Conveniently situated in this popular South Gloucestershire village with excellent access to The motorway network, The Mall, good local schools in Almondsbury, The Wave (the first surfing lake of its kind in Europe) and Bristol.

Accommodation

Ground Floor

Entrance

the house has been fully renovated and extended by its present owners with new double glazing, gas central heating, kitchen and bathrooms throughout. The house is access across the front driveway to new composite entrance door providing access to a inner porch with attractive tiled floor, inset spot lighting, radiator and opening into the house.

Open Plan Kitchen / Living Area

30'11 max x 22'7

The ground floor accommodation has an open plan, modern feel with wonderful kitchen, dining and living areas that open to a rear garden. Features of this room are fitted wooden flooring throughout, bi folding doors, velux windows and patio doors to the rear garden, inset lighting, feature radiators. The kitchen is well fitted with integrated appliances and a central island, the dining area has space for a large dining table and the living area has ample space for sofas and patio doors straight out to the south west facing garden. Access to:

Study / Bedroom 4

14'2 x 8'4

Double glazed window and velux window to the front, feature radiator.

Sitting Room

15'7 x 11'9

Double glazed window to the front, radiator and feature fitted log burner.

Utility / Shower Room

Fitted modern white suite with attractive tiled floor and splashbacks, shower cubicle, wash basin and concealed cistern WC, door to large storage room.

First Floor

Landing

Stairs rise from the ground floor to a first floor landing with a window to the side, loft access and doors to:

Bedroom One

15'10 x 11'11

A generous master bedroom with window to the front, radiator and door to an en suite.

En Suite

Newly fitted modern suite in white comprising glass shower cubicle, wash basin and concealed cistern WC. Tiled surround and window to the front.

Bedroom Two

11'10 x 8'4

Window to the rear and radiator.

Bedroom Three

10'1 x 8'2

Window to the rear and radiator.

Bathroom

A superb main bathroom with generous space and comprising his and her sinks, freestanding bath with feature taps, walk oversized shower, attractive tiled floor and surrounds, radiator, window to the front.

Outside

Front

The front now offers driveway parking and access to the house.

Rear

The rear garden faces a sunny south west direction and has been landscaped to now offers a low maintenance space with attractive decking, seating and patio areas. Fully enclosed with gate to the rear.



- Modern Detached Home
- Sought After Village Location
- Close to the M5, Bristol, Cribbs Causeway & The Wave
- Three Double Bedrooms (Formerly 4 Bedrooms)
- Superb Open Plan Reception
- Sitting Room
- Study
- Driveway Parking
- Attractive South Facing Rear Garden



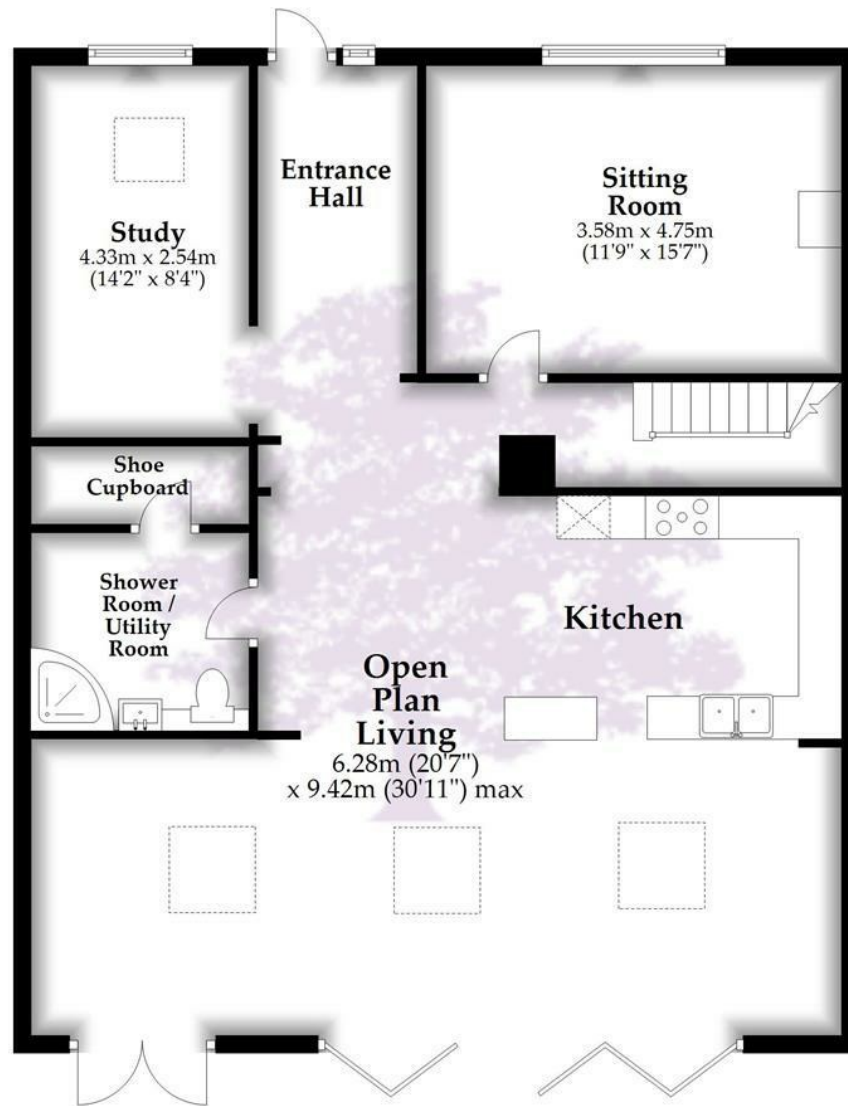


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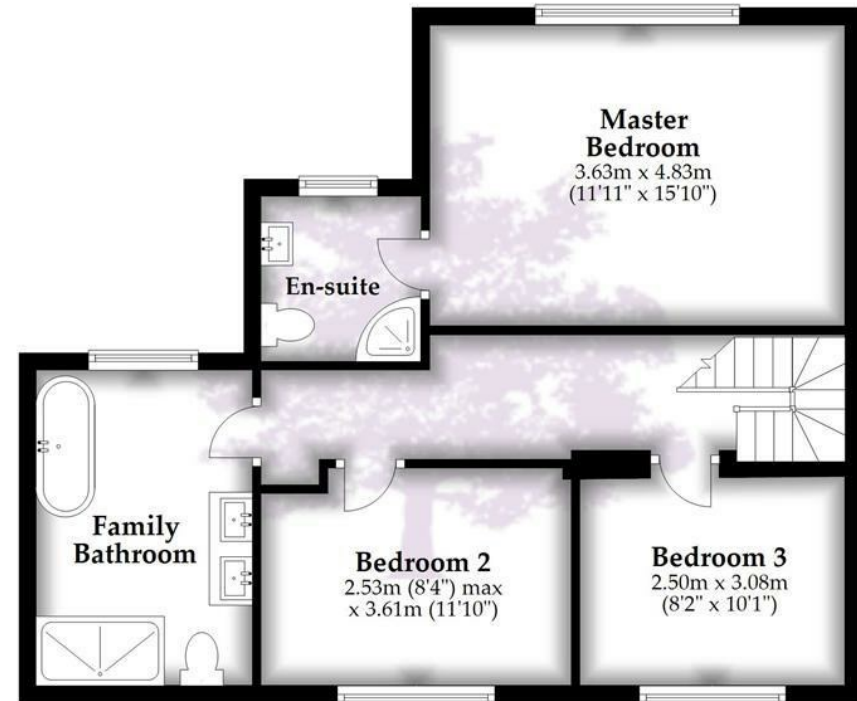
Ground Floor

Approx. 106.0 sq. metres (1141.2 sq. feet)



First Floor

Approx. 58.4 sq. metres (629.1 sq. feet)



Total area: approx. 164.5 sq. metres (1770.3 sq. feet)

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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