



**Shirehampton - £399,995**

4 bed semi-detached house  
21 Church Leaze, BS11 9SY





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This four bedroom family home offers spacious living accommodation in a lovely cul-de-sac location.

Church Leaze was constructed circa 1962 and has always been a popular road in the local area due to its close proximity to the local high street, bus stops and is just a short walk away from Shirehampton Train Station.

This lovely home has been carefully looked after by its current owners. The ground floor comprises entrance porch which opens to the hallway. The lounge at the front of the house benefits from a bay window and log burner creating a cosy atmosphere. To the back of the property is a lounge/diner - a perfect family living space which has bi-folding doors into a sizeable conservatory and provides access to the kitchen.

The modern kitchen has integrated appliances including dishwasher, induction hob & double oven.

Upstairs there are four bedrooms, the master bedroom has the benefit of a recently fitted en-suite shower room. There are two further double bedrooms, a single room and family bathroom on the first floor.

Further benefits include a utility room/WC, double glazing and underfloor heating in the kitchen & conservatory. There is also air conditioning in the conservatory meaning this is a useable space all year round.

Externally there is a low maintenance garden which is made up of artificial turf and patio areas. Its been thoughtfully designed and is an ideal family garden. There is a useful side access gate and a door provides access to the garage.

A viewing is highly recommended on this wonderful home.



## Shirehampton Office

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