



31 THE RIDGE,
SHIREHAMPTON, BS11 0DZ

**GOODMAN
& LILLEY**



A FABULOUS OPPORTUNITY TO PURCHASE THIS EXTREMELY RARE DETACHED BUNGALOW LOCATED ON THE RIDGE WHICH IS IN AN ELEVATED POSITION ABOVE THE VILLAGE OF SHIREHAMPTON WITH SOME INCREDIBLE VIEWS TOWARDS PILL. THE PROPERTY IS ON A VERY SPACIOUS CORNER PLOT AND OFFERS HUGE POTENTIAL TO EXTEND (SUBJECT TO RELEVANT REGS AND PLANNING).

Conservatory

Door to rear aspect, windows running the entire length, tiled flooring.

Hallway

Door and window to rear aspect, double panelled radiator, wood parquet flooring, cupboard with access to vast loft space.

Kitchen/Breakfast Room

Two windows to rear aspect, door leading to front garden. Fitted with a range of freestanding kitchen units, stainless steel double sink with drainer and mixer tap over. Stainless steel 5 burner gas hob with stainless steel hood over, electric oven, plumbing for washing machine.

Lounge

The lounge is dual aspect, so has plenty of natural light, and has recently had new carpets fitted. There is a log burner set into the chimney breast which is a lovely feature in this room. There are original crittal windows and doors which lead out to the conservatory.

Bathroom

Two windows to rear aspect. Free standing oval bath with shower and mixer tap over. Separate double shower enclosure, sink bowl in free standing unit, low level wc, heated chrome towel rail.

Bedroom 1

Window to front aspect, radiator

Bedroom 2

Window to side aspect, fitted wardrobes, radiator

Bedroom 3

Window to side aspect, radiator

Gardens

There are gardens surrounding the property so there are a number of different areas to enjoy. There is a large lawned area which is surrounded by lots of very mature fruit trees & bushes that include cherry, plum and apple. A large bed of wild strawberries have been planted by the kitchen door.

Tucked away behind the double garage is a private patio area and is a great place to sit and enjoy the sunshine as well as the rest of the garden area.

Garage and Parking

The drive can provide potential parking for 2 cars and there is a double garage that has an electric door.

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- 3 Bedroom Detached Bungalow offered with NO onward chain
 - 4 Piece Bathroom with Freestanding bath and Double Shower.
 - Great Views towards Pill and Beyond
 - Village Location
 - Close to all Motorway Links
 - Great Potential to extend (subject to planning consent)
 - Large Double Garage and Parking for 2 cars
 - Large Corner Plot set in an elevated position.
 - Tenure- Freehold
 - 1280 sq ft - taken from epc



OFFERS IN THE REGION OF £400,000



Ground Floor

Approx. 115.0 sq. metres (1237.7 sq. feet)



Total area: approx. 115.0 sq. metres (1237.7 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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