



8 LUX FURLONG,  
SEA MILLS, BS9 2QB

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**GOODMAN  
& LILLEY**



## A GOLDEN OPPORTUNITY TO ACQUIRE THIS BEAUTIFULLY EXTENDED SEMI DETACHED THREE BEDROOM & STUDY FAMILY HOME, SITUATED IN THIS HIGHLY REGARDED LEAFY BS9 SUBURB IN THE SEA MILLS/COOMBE DINGLE BORDERS.

If you've been looking for a truly wonderful family home a 2 minute walk away from local shops, situated within 1.1 miles of the vast green spaces of Kingsweston and Blaise Castle Estate, local primary schools, Stoke Bishop C of E Primary School and Sea Mills Primary School, the park and ride, the A4 Portway and Sea Mills railway station, Parkway Railway Station is also easily accessible and provides the fast route to London from Bristol, this could be the home you've been looking for!

This is a rare opportunity to acquire a superb extended family home in this ever popular area. Please book your viewing today, either Call, Click or Come in and visit our experienced sales team- / 01172130333

Tenure: Freehold

Local Authority: Bristol City Council Tel:

Council Tax Band: C

Services: Mains Gas, Water, Drainage and Electric

### Entrance Porch & Hall

Sizable entrance porch with double glazed windows, stylish wooden flooring to both porch and hall, under storage cupboard, stairs to first floor, door to living/dining room & kitchen/breakfast room.

### Open Plan Living Area

Dual aspect room with double glazed windows to front (with wooden shutters) and to rear, fireplace with inset woodburner, sliding door to conservatory.

### Dining Area

Box window to front, fireplace, open plan, door to:

### Conservatory

Range of windows overlooking the rear garden, sliding patio door opening to sun deck.

### Kitchen Area

Window overlooking the rear garden, range of modern white kitchen cupboards with wooden worktops and built in appliances, open plan to breakfast area.

### Breakfast Area

Double glazed window and door to rear garden sun deck, further modern white storage cupboards, door to:

### Study/Office

Window overlooking the rear garden.

### Downstairs Shower Room WC

White three piece suite comprising low level WC, wash hand basin and shower cubicle, radiator.

### Integral Garage

Electric roller door to front, power and light, small utility area to rear, high ceiling with lighting.

### Stairs To First Floor Landing

Stairs rising from entrance hall to first floor landing, dado rail, large loft hatch with pull down ladder, doors to all first floor accommodation

### Family Bathroom WC

Window to front, white three piece suite, wood panelling to half level.

### Bedroom 1

Window to rear, chimney breast, picture rail, coved ceiling, radiator.

### Bedroom 2

Window to front, coved ceiling, picture rail, built in single wardrobe, radiator.

### Bedroom 3

Window to rear, built in double wardrobe, picture rail, radiator.

### Outside

Driveway to the front of the house providing off road parking for two vehicles leading to the garage. The family friendly rear garden is of a great size with it's sizable sun deck accessed from the kitchen and conservatory and it's expansive sun terrace that sweeps across the whole of back of the property, with lawned garden with timber garden store beyond, side storage area with log storage. Backing onto allotments providing further privacy and a lovely backdrop to enjoy eating al fresco in the warmer months.

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- Largely Extended Semi Detached Family Home
  - Open Plan Living/Dining Room
  - Downstairs Shower Room WC
  - Sizable Integral Garage & Parking In Front
  - Close to Kingsweston House
  - Three Bedrooms & Downstairs Study
  - Open Plan Kitchen/Breakfast Room
  - Family Bathroom WC To First Floor
  - Superb Sized Family Garden With Sun Deck & Large Paved Terrace
  - All Amenities and Bus Routes Nearby.



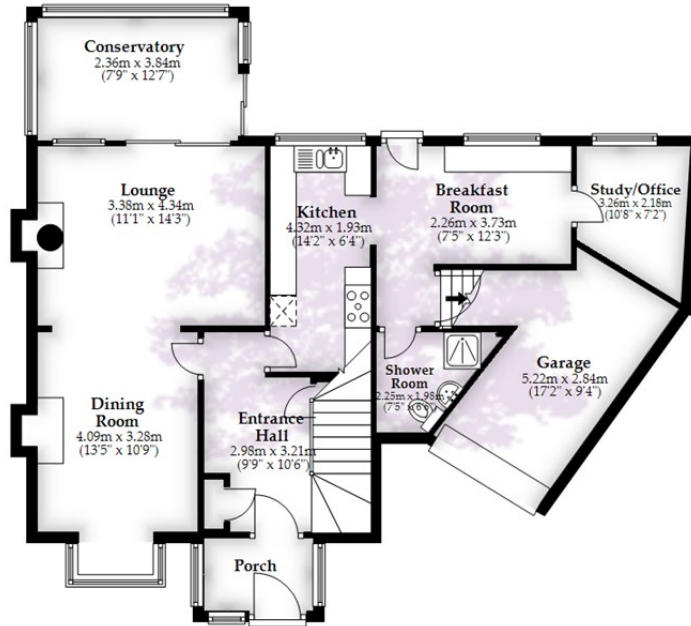
GUIDE PRICE £550,000





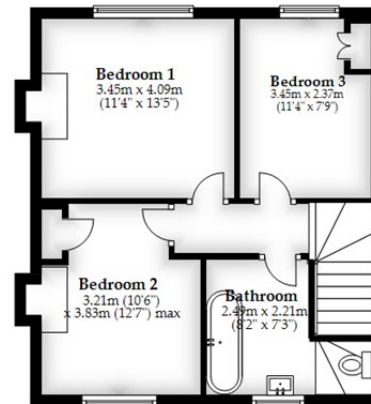
### Ground Floor

Approx. 95.0 sq. metres (1022.4 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 137.5 sq. metres (1480.5 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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