



29 PENPOLE AVENUE,  
SHIREHAMPTON, BS11 0DY

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**GOODMAN  
& LILLEY**



GOODMAN AND LILLEY ARE PROUD TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS, SUPERBLY PRESENTED AND RECENTLY EXTENDED 1940'S FOUR BEDROOM FAMILY HOME WITH GENEROUS ACCOMMODATION, GARAGE AND PARKING PLUS A WONDERFUL MATURE SOUTHERLY FACING GARDEN.

### Entrance Hall

Original floorboards, stairs leading to first floor, under stairs storage cupboard, cupboard containing fuse board, radiator

### Lounge

uPVC double glazed bay window to front aspect, coving, dado rail, original floorboards, fireplace, Storage cupboard, radiator

### Cloakroom/Downstairs Toilet.

low level W/C, tiled flooring, wash basin with tiled splash back, Worcester Combi Boiler, space for coats/shoes etc.

### Dining Room

Fitted with picture rails, a ceiling rose around light fitting, double stained glassed doors leading to kitchen, Fireplace, radiator

### Snug

uPVC double glazed window to side aspect, a versatile space that's currently being used as a snug, fitted picture rails, stained glassed door to kitchen,

### Kitchen/Breakfast Room

Two uPVC double glazed windows, and door to rear aspect, multiple downlighters, two skylights. Fitted with low level storage units, cooking range, with tiled splash back and extractor fan over, ceramic sink with drainer and swan neck mixer tap over, fitted dishwasher, integrated fridge/freezer, space for washing machine, radiator

### Landing

uPVC double glazed window to side aspect, dado rails, doors to all first floor rooms, stairs to 2nd floor

### Bedroom 2

uPVC double glazed window to rear aspect, Storage cupboard, radiator,

### Bedroom 3

uPVC double glazed bay window to front aspect, radiator

### Bedroom 4

uPVC double glazed window to rear aspect, dado rail, radiator

### Shower Room

uPVC double glazed window to front aspect, large corner shower fitted with rainfall shower head and mixer bar, low level toilet, wash basin, tiled flooring, heated towel rail,

### Landing

uPVC translucent double glazed window to side aspect and sky light, Storage cupboard, doors to both 2nd floor rooms

### Bedroom 1

Two uPVC double glazed windows to rear aspect, double doors opening up as a Juliet balcony with far reaching views, two uPVC double glazed skylights, built in storage cupboards with hanging space, eaves storage, radiator, fitted downlighters,

### Bathroom

uPVC double glazed window to rear aspect, vinyl flooring, corner shower with rainfall shower head and mixer bar, low level toilet, panel bath with centralised taps and tiled splash back, wash basin with storage and tiled splash back, heated towel rail

### Front Garden

The property is accessed via a gated front garden with red brick walled boarders. Side access is also provided alongside a lawned area.

### Rear garden

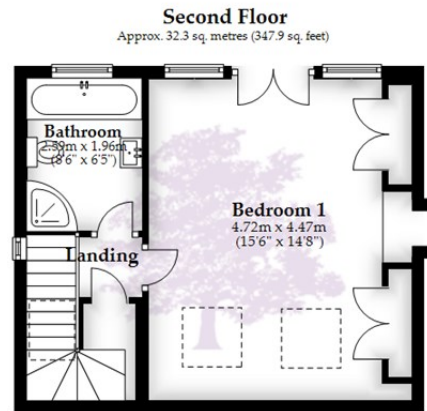
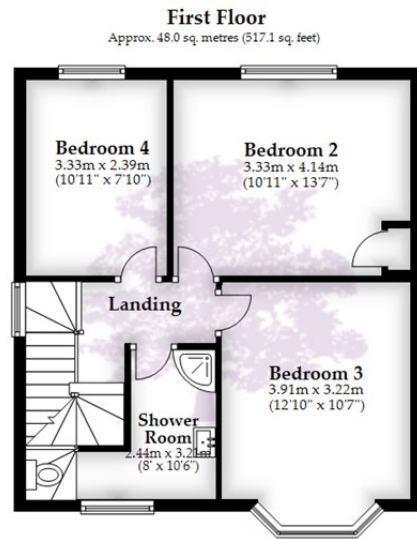
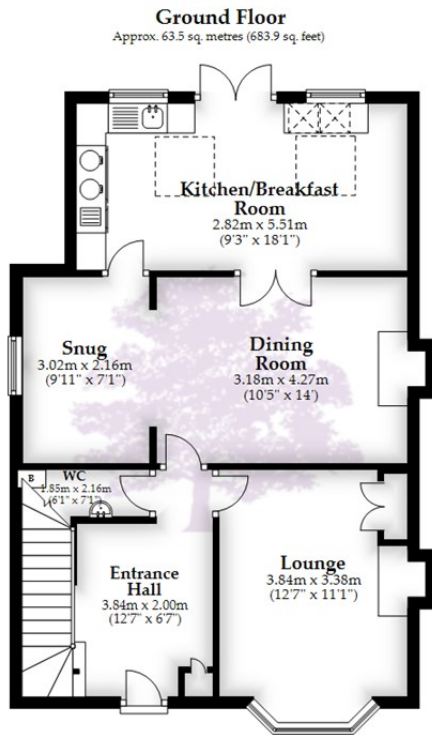
A large mature rear garden that's mainly laid to lawn with patio area, the garden is on two tiers and boasts plenty of mature plants and shrubs, a detached garage and separate parking space is also available.

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- Immaculately Presented
  - Fantastic views across Bristol
  - Original features
  - Central village location
  - 3 Reception rooms
  - High standard loft conversion - Master bedroom with en-suite
  - 4 Double Bedrooms
  - Extended Kitchen/Diner
  - Detached Garage with gated parking space
  - Semi Detached



£440,000





Total area: approx. 143.9 sq. metres (1548.9 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.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

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