



3 Bucklewell Close, Shirehampton, BS11 0EL

£525,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

### 3 Bucklewell Close, Shirehampton, BS11 0EL

Goodman and Lilley are delighted to welcome to the market this spacious detached four bedroom family home built by Persimmon Homes circa 2001.

The popular Cul-de-Sac in Bucklewell Close is conveniently located for all the local amenities. Shirehamptons train station, very close access to the Portways Park and ride directly into Bristol city centre.

In brief this property comprises of entrance hall, lounge, dining room, kitchen, utility room and a cloakroom to the ground floor. Four bedrooms, 1 with an en-suite and the family shower room are all found on the first floor. Further benefits include a garage, southerly facing rear garden and off street parking for two vehicles.

The location is ideal for commuters with ease of access to the motorway and all transport links both in and out of the city, the Portway Park & Ride, and the train line that links directly to Bristol Temple Meads. There are also good schools nearby, and the property is also a stones throw to the village of Shirehampton with all its amenities, health centre, cafes, eateries and pubs. Shirehampton train station is 500 metres away, the park and ride bus stops are 20 metres away. Local shops in Shirehampton Village are nearby too.

We expect a strong amount of interest due to the properties size and individuality. Please book your viewing without delay. Viewings strictly by appointment with sole agents Goodman & Lilley 0117 2130333 / shire@goodmanlilley.co.uk.

Tenure: Freehold.

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: D

Services: Mains Gas, Water, Drainage and Electric.

- No onward chain
- Detached property in a popular cul-de-sac Location.
- Built by Persimmon in 2001
- Close to Shirehampton Golf Course

- South Facing Secluded Gardens
- Garage and Parking
- Four Double Bedrooms
- Utility Room

#### Entrance Hall

uPVC door into hallway, stairs rising to first floor with under stairs storage. door leading to all rooms.

#### Lounge

20'1" x 11'3"  
Double glazed window to front aspect, patio doors leading into rear garden, feature fireplace, radiator.

#### Cloakroom

Low level wc, wash hand basin, radiator.

#### Dining Room

9'2" x 11'9"  
Double glazed window to front aspect, radiator.

#### Kitchen

9'9" x 11'4"  
Double glazed window to rear aspect. Fitted with a range of wall and base units with roll top work surfaces. gas hob with extractor over, electric oven, stainless steel sink with mixer tap over, door leading into utility room.

#### Utility Room

6'3" x 7'9"  
Window to rear aspect, stainless steel sink, plumbing for washing machine, door leading into the rear garden.

#### Landing

Doors to all rooms, access to loft space, airing cupboard.

#### Bedroom 1

13'8" x 11'6"  
Double glazed to front aspect, built in wardrobes, radiator, door leading to en-suite.

#### En-suite

Double glazed window to rear aspect. Shower enclosure, low level wc, pedestal sink, radiator

#### Bedroom 2

8'3" x 11'9"  
Window to front aspect, fitted wardrobes

#### Bedroom 3

9'6" x 8'7"  
Window to rear aspect, radiator

#### Shower Room

Window to rear aspect, shower, low level wc, pedestal sink, radiator.

#### Bedroom 4

7'9" x 8'4"  
Window to front aspect, radiator

#### Gardens

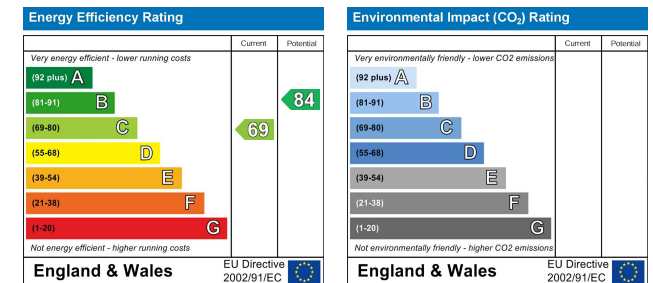
There are gardens to the front, side and rear. The front is open plan with a sweeping driveway leading to the garage. There is gated access at the side leading to the rear garden. The rear sunny garden is mainly laid to lawn with a nice covered patio area, a decking area with mature plants and trees.

#### Garage

Via up and over door, there is also power and lighting.

#### Parking

There is parking to the front for 2 vehicles.



Bristol

9 High Street, Shirehampton

Bristol BS11 0DT

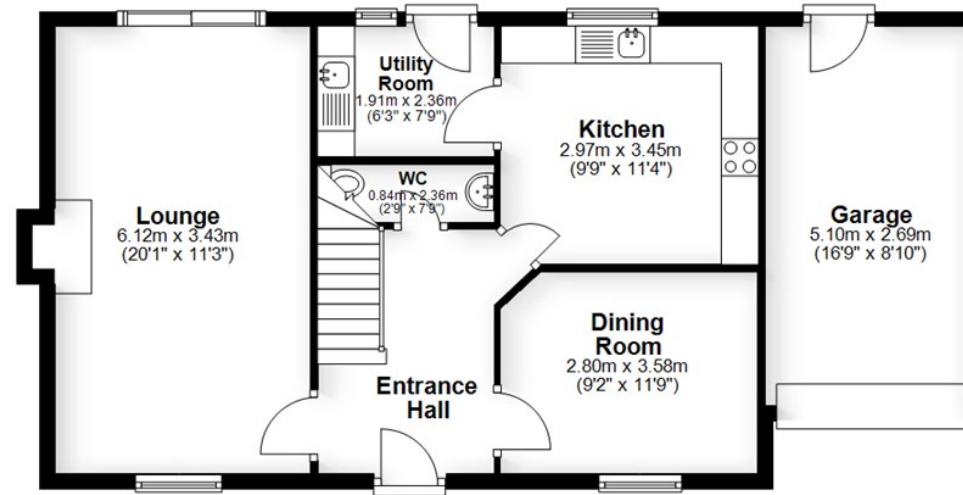
01172 130333

[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



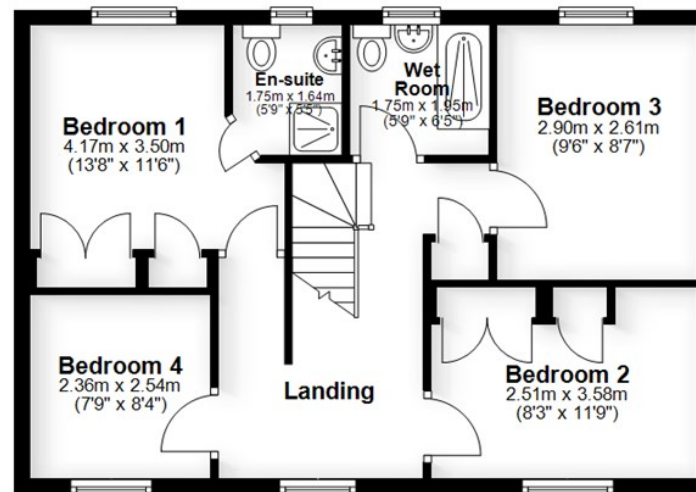
### Ground Floor

Approx. 71.9 sq. metres (773.4 sq. feet)



### First Floor

Approx. 52.9 sq. metres (568.9 sq. feet)



Total area: approx. 124.7 sq. metres (1342.3 sq. feet)



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures and fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.