



351 PORTWAY,
SHIREHAMPTON, BS11 9UF

**GOODMAN
& LILLEY**



WELCOME TO THIS CHARMING FAMILY HOME POSITIONED IN SHIREHAMPTON. AS WE STEP INSIDE, PREPARE TO BE ENCHANTED BY THE SPACIOUS LIVING AREAS, VERSATILE LAYOUT, AND PLEASANT VIEWS THAT DEFINE THIS PROPERTY.

Hallway

Two uPVC double glazed windows to front aspect and composite front door, cupboard housing gas meter, stairs leading to first floor with under stairs storage housing fuse board, alarm.

Lounge

uPVC double glazed bay window to front aspect, curved radiator

Dining Room

Fireplace housing log burner, radiator

Kitchen

uPVC double glazed window to rear aspect, skylight, a mixture of eye level and low level storage cupboards with roll top work surfaces, stainless steel sink with drainer and swan neck mixer tap over, Neff double oven, induction hob with extractor over and splash back, built in dishwasher, space for fridge freezer, ground floor and cupboard lighting.

Sun Room

Two uPVC double glazed windows and sliding doors to rear aspect, radiator

Utility room and W/C

uPVC double glazed window to rear and side aspect, low level toilet and hand wash basin, roll top work surface with space for washing machine and tumble dryer

Landing

uPVC double glazed window to side aspect, loft access

Bedroom

uPVC double glazed window to front aspect, two sliding mirror doors leading to hanging storage and shelving with lighting, radiator

Bedroom

uPVC double glazed window to rear aspect, two sliding mirror doors leading to hanging storage and shelving with lighting, radiator

Bedroom

uPVC double glazed window to front aspect, storage cupboard, radiator

Bathroom

uPVC double glazed window to rear aspect, tiled flooring with large corner shower, mixer bar temperature control, floating hand wash basin with waterfall tap, fitted storage cupboard, low level toilet, heated towel rail

Garage

Electric up and over door to front aspect, power and lighting, combi boiler, solar panel meter

Front of property

The front of the property is boarded by hedges and offers space to park two vehicles, side access to the rear of the property.

Rear of property

Patio area leading on to rear garden mainly laid to lawn, at the rear of the garden there is a gate that leads on to allotments.

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- Presented in immaculate condition
 - Beautiful south facing garden with gate leading to allotments
 - Garage with electric door
 - Wood burning stove
 - Potential option to lease further land
 - Kitchen/diner providing fantastic entertaining space
 - Far reaching views
 - Solar panels
 - Utility room & downstairs W/C
 - Convenient location

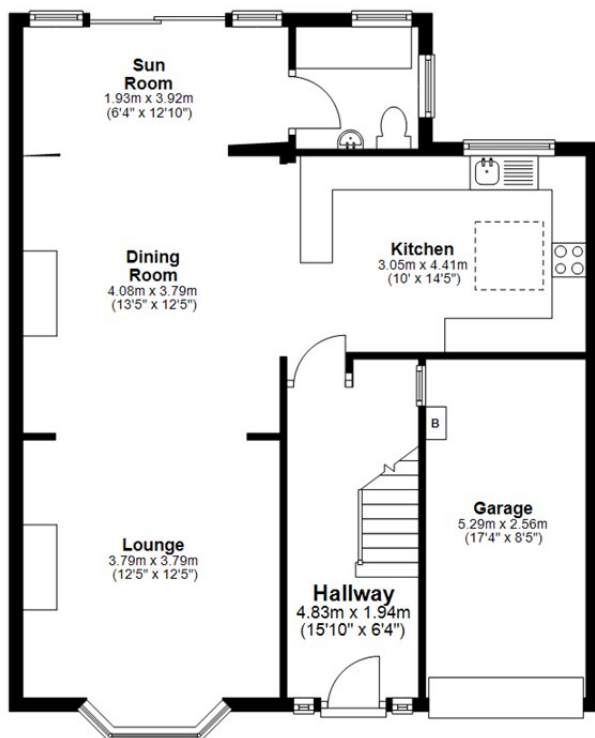


£485,000



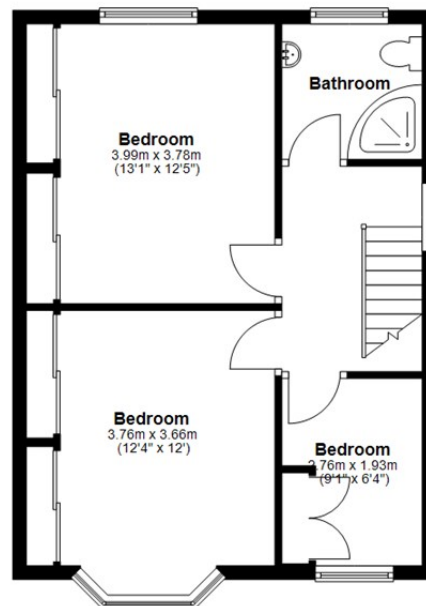
Ground Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



Total area: approx. 120.1 sq. metres (1292.6 sq. feet)

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