



27 SPRINGFIELD AVENUE,
SHIREHAMPTON, BS11 9TB

GOODMAN
& LILLEY



UPON ENTRY OF THIS BEAUTIFUL COTTAGE ONE CAN REALLY APPRECIATE THE IMMACULATE PRESENTATION. THROUGH THE ORIGINAL COTTAGE DOOR (SOLID PINE WITH WROUGHT IRON HARDWARE) AND VIA THE GREY SLATE TILE FLOORING OF THE HALLWAY WE CAN FIND AN EXQUISITE KITCHEN/DINER THAT BOASTS A HIGH ANGLED CEILING AND CONTAINS TWO LARGE VELUX WINDOWS WHICH ALLOWS PLENTY OF LIGHT TO ENTER. THE RUSTIC FEEL IS COMPLETE WITH THE STRIPPED PINE FLOORING AND DOUBLE BOWL BELFAST SINK.

Kitchen/Breakfast Room

Sunny open space with stripped pine flooring, high angled ceiling containing two large Velux windows allowing plenty of light, double glazed patio doors to secluded rear patio and garden, double glazed windows to side and rear garden, a range of fitted base units with reclaimed teak worktops, double bowl Belfast sink, Smeg gas hob with electric double oven cooker, space for washing machine and fridge/freezer. radiator, spot lighting.

Snug

stripped pine flooring, exposed brick fireplace with small wood burner, radiator, double square opening to kitchen/diner with curtain, telephone point and high speed Wi-Fi.

Hall

grey slate tile flooring throughout, Arts& Craft style wooden newel post, double radiator, tall storage cupboard housing electric meter, stairs to first floor.

WC

grey slate tiling floor continues from entrance hall, small single glazed window to front, toilet, basin, storage cupboard enclosing Worcester Green Star modern Combi gas boiler with shelving and storage space.

Lounge

with original quarry tile floor, dual aspect with double glazed patio doors to rear decking and garden and single glazed window to front elevation, stunning large Arts & Crafts fireplace with original timber lintel and surround housing woodstore and wood burner, tall modern radiator, and TV point.

Landing

access to loft space, single window to rear with view of hills beyond.

Bedroom 1

stripped pine flooring (stained dark oak), two radiators, over stairs storage cupboard with shelves and clothes rail, phone point, sloping ceiling, single glazed window to front and double glazed to rear.

Bedroom 2

stripped pine flooring, radiator, shelving and clothes rail in alcove, sloping ceiling, single glazed window to front elevation.

Bathroom

stripped pine flooring, vintage roll top bath with shower attachment to taps, separate D-shaped waterfall shower running off combi boiler, stylish radiator, low level w.c, pedestal wash hand basin, toilet, double glazed window to rear elevation.

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- Immaculately Presented Throughout
 - Beautiful Southerly Facing Garden
 - Feature Log Burners
 - Short Walk to Village Amenities
 - Arts & Craft Cottage
 - Convenient Downstairs W/C
 - Separate Reception Rooms
 - Rare Opportunity

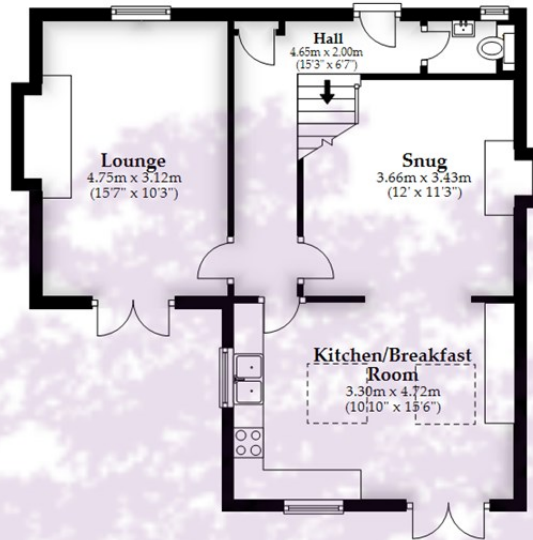


£395,000



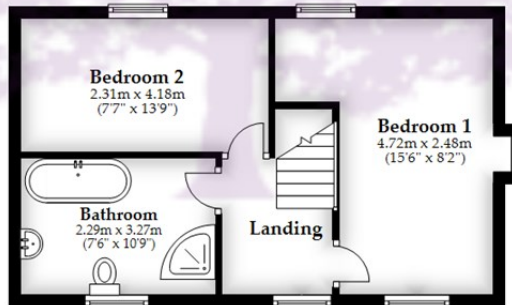
Ground Floor

Approx. 53.5 sq. metres (576.3 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.1 sq. feet)



Total area: approx. 90.3 sq. metres (972.4 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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