



LABURNHAM HOUSE WOODWELL ROAD,  
SHIREHAMPTON, BS11 9UG

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**GOODMAN  
& LILLEY**



WE ARE PLEASED TO PRESENT TO THE MARKET THIS NEWLY BUILT, DETACHED FAMILY HOME LOCATED ON THE EVER POPULAR WOODWELL ROAD IN SHIREHAMPTON. LABURNHAM HOUSE TAKES IT'S NAME FROM THE NEARBY STONE COTTAGE BUILT CIRCA 300 YEARS AGO, JUST YARDS AWAY.

Laburnham House takes it's name from the nearby stone cottage built circa 300 years ago, just yards away. Woodwell Road gets it's desirable location for being a short distance from the local village shops, Park and Ride bus stops and being only 0.9 miles from Shirehampton Train Station.

This property boasts stylish and light accommodation throughout consisting of a large entrance hall, open plan modern kitchen/diner, dual aspect lounge with french doors opening onto a southerly facing rear garden and downstairs utility and WC, all with under floor heating. Upstairs you will find the master bedroom with en-suite shower room, two more bedrooms and a family bathroom.

Further benefits include an easy to maintain rear garden with a spacious patio area and a great size log cabin complete with bar in.

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. There are primary and secondary schools all within walking distance.

There is also planning permission pending for an extension to the rear and loft conversion.

We anticipate a strong amount of interest due to the fact that period homes of this nature and quality are always in high demand, so book your viewing without delay. Either Call, Click or Come in and visit our experienced sales team- 0117 2130333/shire@goodmanlilley.co.uk

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: TBC

Services: Mains Gas, Electric Water

### Entrance Hallway

Entrance via uPVC door into hallway, stairs rising to first floor.

### Dining Area

uPVC double glazed window to front aspect, opening into kitchen

### Kitchen

uPVC double glazed window to rear aspect. Fitted with a range of high quality wall and base units, fitted sink unit with mixer tap over, 5 burner hob with extractor hood over, double electric oven, integrated dish washer, plumbing for washing machine.

### Lounge

uPVC double glazed window to front aspect, patio doors leading into rear garden, built in feature fire.

### First Floor Landing

Doors to all rooms, access to loft space.

### Bedroom 1

uPVC double glazed window to front aspect, door into en-suite

### En-suite

uPVC double glazed window to rear aspect, double shower enclosure, pedestal sink, low level wc

### Bedroom 2

uPVC double glazed window to front aspect, radiator

### Bathroom

uPVC double glazed window to rear aspect, panel bath with rainfall shower over, low level wc, heated chrome towel rail, sink unit

### Bedroom 3

uPVC double glazed window to rear aspect, radiator

### Gardens

There are gardens to the rear of the property with a large lawned area, a patio area and a garden/office room

### Garden Room

uPVC double glazed patio doors, power and lighting.

### Parking

There is parking to the side for approximately 4 cars.

- 3 Bedroom Detached House
- 4 Parking Spaces
- Close to local village shops
- Great Location

- Newly Built and Modern
- Open plan kitchen/diner
- Under floor heating
- Close to the Train Station and Park and Ride



GUIDE PRICE £425,000





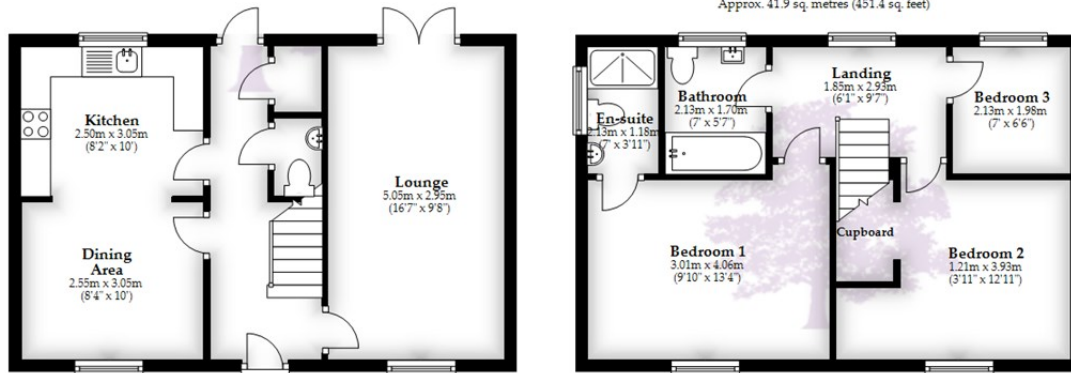
## Ground Floor

Approx. 64.0 sq. metres (689.1 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.4 sq. feet)



Total area: approx. 106.0 sq. metres (1140.5 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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