



40 Walton Road, Shirehampton, BS11 9TA

£435,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 40 Walton Road, Shirehampton, BS11 9TA

Offering for sale this beautifully presented detached bungalow on Walton Road in Shirehampton that offers a delightful blend of comfort and modern living. The property boasts a contemporary design that is both stylish and functional.

The layout is thoughtfully designed, allowing for a seamless flow between the living areas. Upon entering you will find a spacious hallway and two well-proportioned bedrooms, a good size shower room, and a lovely lounge/dining room and kitchen to the rear, perfect for a small family or to downsize from a large family home or those seeking a peaceful retreat.

The bathroom is tastefully appointed, ensuring convenience and comfort for all residents. One of the standout features of this property is the south-facing gardens, which invite an abundance of natural light and create a warm, inviting atmosphere.

The outdoor space is ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

Parking is made easy with space for one vehicle, adding to the practicality of this lovely home. With no onward chain, this property is ready for you to move in and make it your own without delay.

This bungalow is not just a home; it is a lifestyle choice, offering the tranquillity of village living while still being within reach of Bristol's vibrant amenities. This property is sure to impress. Don't miss the opportunity to view this exceptional bungalow and experience all it has to offer.

The property is just a stones throw to the village of Shirehampton with all its amenities, health centre, cafes, eateries and pubs.

We anticipate a strong amount of interest due to the fact that 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

Council Tax Band: C

Local Authority: Bristol Council Tel: 0117 922 2000

Services: Mains Gas, Water, Drainage and Electric.

- No Onward Chain
- 2 Bedroom Detached Bungalow
- Village Location
- Sought After Street
- Beautifully nPresented Throughout
- SouthFacing Gardens
- Parking
- Must Be Viewed
- Built in 2010
- Close to all Transport Links

### Location

A beautifully presented detached bungalow in a fantastic location just a few hundred yards from the village of Shirehampton. The bungalow is located on Walton Road which is rumoured to have been named after a family from the area who are documented back to the 1840's, this may be connected to a house that was on the green called Walton House, the location offers convenience for the Health centre (200m) and the local train station and bus routes.

### Entrance Hall

Entrance via uPVC door and window to side leading into a spacious hallway, doors leading to all rooms, spaciuos cupboard housing electrics

### Bedroom 1

9'10" x 10'2"

uPVC double glazed window to front aspect, fitted wardrobes, radiator

### Bedroom 2

8'11" x 8'10"

uPVC double glazed window to front aspect, radiator

### Shower Room

uPVC double glazed window to side aspect, walk in double shower, low level wc, sink inset vanity unit, heated chrome towel rail

### Lounge/Dining Room

10'0" x 24'10"

uPBV double glazed patio doors leading into the rear garden, tv point, radiator, opening into the dining room, uPVC door leading into the rear garden, uPVC double glazed window to rear aspect

### Kitchen Area

8'2" x 10'2"

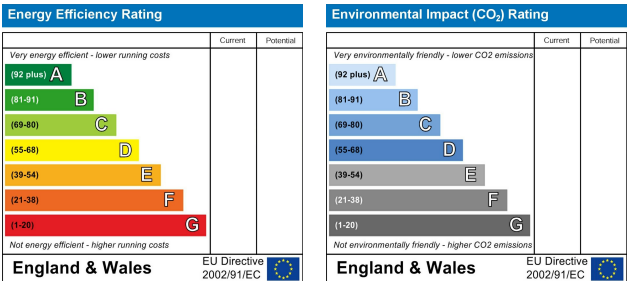
Fitted with a range of wall and base units with roll top work surfaces. Integrated fridgee and freezer, Induction electric hob with hood over, electric oven. One and a half bowl stainless steel sink with mixer tap over. Integrated washing machine and tumble dryer, Combi-Boiler.

### Gardens

The rear gardens are south facing and are mainly laid to shingle with 2 patio areas, a storage shed and side access.

### Parking

There is parking for one vehicle to the side



### Bristol

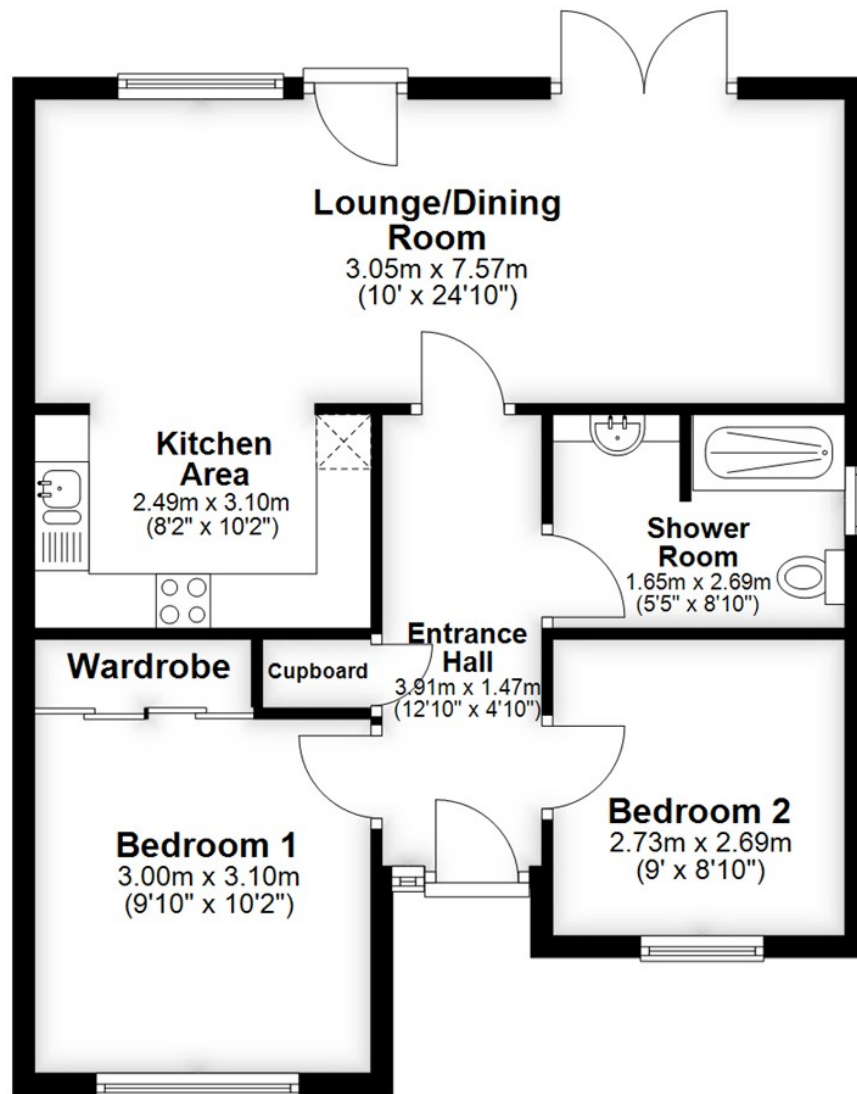
9 High Street, Shirehampton  
Bristol BS11 0DT  
01172 130333

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



## Ground Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



Total area: approx. 56.1 sq. metres (603.7 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.