47 Clifford Gardens, Shrehampton, BS11 0ED

£435,000

GOODMAN & LILLEY

THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

47 Clifford Gardens, Shrehampton, BS11 0ED

A very unique opportunity to purchase this sizeable extended semi detached dormer bungalow in an elevated position sitting above the village of Shirehampton. The property is located on Clifford Gardens, a cul-de-sac which was constructed from 1958 onwards, the road was named after the well known de Clifford family who were the squires of Kingsweston from 1776-1832. The property is in a fantastic condition, the accommodation is stylish and light, consisting of entrance hall, spacious lounge with a feature fireplace with wood burner, kitchen/breakfast room boasting integral appliances, granite work tops and a range cooker, dining room, study/bedroom 4, and a utility room. Upstairs there are a further three bedrooms,1 with a generous en-suite and a great size bathroom. There are wonderful far reaching views across to North Somerset, gardens on all three sides, a detached garage and off street parking. The views from the front are far reaching across to Abbots Leigh, the Avon Gorge and the whole Avon valley leading across to the mouth of the Severn. To the rear there is a multiple levelled rear garden with further impressive views. A viewing is a must to appreciate this lovely home as houses of this type and quality are rare to the market, an internal inspection is essential to appreciate what is on offer.
Just a short walk from the shops, cafés, health centre, bus routes, train station and Shirehampton village, and also convenient for Avonmouth and the City Centre. It is in the catchment area for several schools rated good by Ofsted, including St Bernard's RC primary, and Shirehampton primary. At secondary level, Oasis Academy Brightstowe is rated good, as is St Bede's Catholic College.
viewing is highly recommended to fully appreciate the well maintained accommodation on offer here. Call, Click or Come in and visit our experienced sales team- /01172130333

Tenure: Freehold

Local Authority: Bristol Council Tel:

Council Tax Band: B

Services: Mains Gas, Electric Water

- 4 Bedroom Dormer Bungalow
- 3 Reception Rooms
- Far Reaching Views
- En-Suite Shower Room
- Family Bathroom
- Close to Shirehampton Village
- Garage and Parking
- Utility Room and WC

Entrance Hall
Entrance via uPVC composite door, understairs storage, airing cupboard, stairs rising to first floor

Kitchen/Breakfast Room
17'1" x 7'7"
uPVC double glazed window to front and side aspect. Fitted with a range of wall and base units and granite work tops. Integrated appliances and dish washer, Stainless Steel cooking range with Stainless steel hood over, Stainless steel integrated microwave, 2 bowl stainlwess steel sink with mixer tap over.

Lounge
17'1" x 11'10"
uPVC double glazed window to front aspect, feature fireplace with log burner, radiator.

Utility Room/WC
5'7" x 5'11"
uPVC double glazed window to side aspect, low level wc, wall and base unit with roll top work surfaces, stainless steel sink, plumbing for washing machine.

Dining Room
13'5" x 10'2"
uPVC double glazed patio doors leading to rear garden

Study/Bedroom 4
9'2" x 9'2"
uPVC double glazed wndow to side aspect, door leading into conservatory.

Conservatory
uPVC double glazed windows to side and rear aspect, uPVC door into garden.

First Floor Landing
Skylight, doors to all rooms

Master Bedroom
11'6" x 11'6"
Two skylights windows, fitted wardrobes, door into en-suite

En-suite
Skylight, double shower enclosure, fitted low level wc, and wash hand basin

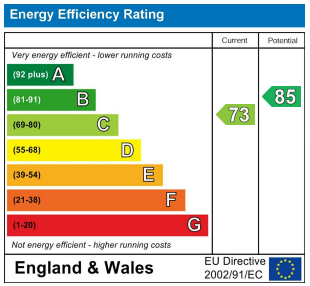
Bedroom
9'1" x 9'2"
uPVC double glazed window to rear aspect, fitted wardrobes, radiator

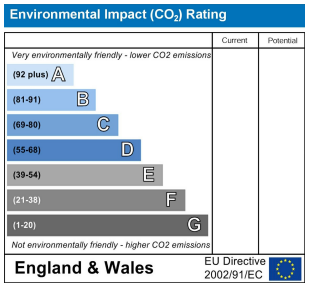
Bedroom
13'1" x 9'2"
uPVC double glazed window to rear aspect, fitted wardrobes, radiator.

Bathroom
uPVC double glazed window to side aspect, panel bath, separate shower enclosure, pedestal sink, low level wc, heated chrome towel rail.

Gardens
There are tiered fardens to the rear with beautiful views. There is a patio area, a greenhouse, a lovely decking area at the top where the views are spectacular,

Garage and Parking
There is a detached garage via up and over door, it has power and lighting in and a courtesy door at the side. There is also parking for several cars.





Bristol
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333
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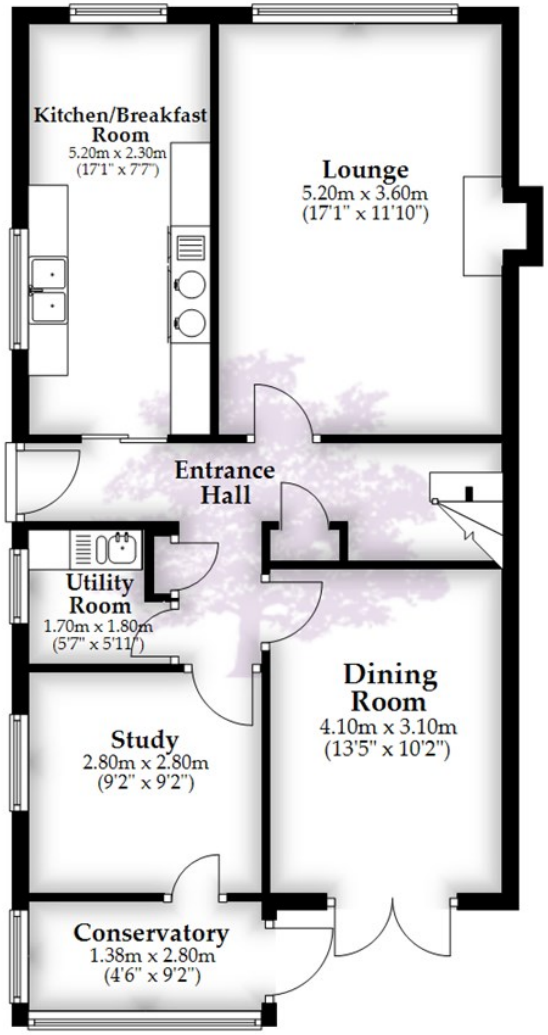
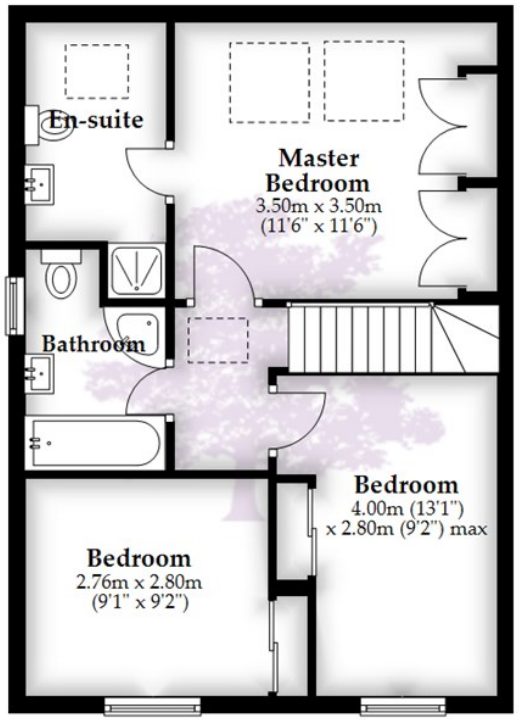
Ground Floor

Approx. 70.4 sq. metres (757.2 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 118.8 sq. metres (1278.3 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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