



The Botley High Street, Bristol, BS11 0DG
Guide Price £425,000

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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

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Nestled on the vibrant High Street in Shirehampton, this unique detached bungalow offers a delightful blend of modern living and charming design. With three spacious double bedrooms, including a well-appointed 5 piece en suite, this property is perfect for families or those seeking extra space.

There is excellent potential to split the property into two separate dwellings (subject to planning), or to adapt it for multi-generational living, the open-plan layout creates a warm and inviting atmosphere, ideal for both entertaining guests and enjoying quiet evenings at home. The two reception rooms provide ample space for relaxation and socialising, ensuring that every corner of this bungalow is utilised to its fullest potential.

In addition to its generous living space, the property boasts two bathrooms, making it convenient for both residents and visitors. The thoughtful design ensures that comfort and practicality are at the forefront of this home.

For those with vehicles, the bungalow includes a large detached garage and additional parking, a rare find in such a desirable location.

The surrounding area of Shirehampton offers a friendly community vibe, with local amenities, parks, and transport links all within easy reach.

This exceptional bungalow is not just a home; it is a lifestyle choice, offering a unique opportunity to enjoy the best of Bristol living. Whether you are looking to downsize or seeking a family home, this property is sure to impress. Do not miss the chance to make this charming bungalow your own.

Located just 200m from the village shops, cafés, pubs, health centre and local bus routes and the train station is also near by as is the portway park and ride. The bungalow was built approximately 40 years ago and has always been highly sought after due to it's unique and highly convenient position.

Tenure: Freehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band:TBC

Services: Mains Ga

- Unique Detached 3 Bedroom Bungalow
- Garage and Parking
- Potential for Multi Generational Living
- Enclosed Private Garden

- 3 Bathrooms and a Utility Room
- Viewings Highly Recommended
- Open Plan Double Receptions
- Close to all Transport Links

Entrance Hall

10'5 x 6'1

Entrance via Double wooden doors, doors leading to all rooms, corridor leading to an office area and all principle reception rooms with full length windows and sliding patio doors..

WC

7'11 x 3'11

Double glazed window to rear aspect, low level wc, sink in vanity unit

Utility Room

7'7" x 16'6"

Two windows to front aspect, fitted with a range of wall and base units with roll top work surfaces, stainless steel sink with mixer tap over, plumbing for washing machine, stairs rising to first floor.

Garage

22'01 x 16'09

The garage is accessed from a courtesy door in the hallway or via remote control on entering from the high st. There is also a further courtesy door that leads into the rear garden with a side window, there is power and lighting and the Combi-Boiler is located at the far side. There is also additional parking at the rear of the property.

Lounge

14'5" x 19'3"

Window to side aspect, laminate flooring, open gas fireplace through into dining room making it warm throughout,

Dining Room

16'8" x 12'3"

Open plan leading into the kitchen, laminate flooring

Kitchen

16'8" x 9'8"

Two skylights, fitted with a range of wall and base units with roll top work surfaces. One and a half bowl sink with mixer tap over, electric hob with extractor over, double electric oven, tiled floor.

Hall

Floor to ceiling window, door leading into bedroom 1

Bedroom 1

16'0" x 16'4"

Floor to ceiling patio doors leading into the garden. Full length fitted wardrobes, laminate flooring, door leading into the en-suite.

En-suite

12'10 6'9

Skylight window, Shower enclosure, panel bath, concealed units with low level wc, bidet and sink with cupboards above,

Landing

Window to side aspect, doors to all rooms

Bedroom

16'0" x 11'0"

Window to rear aspect,

Bathroom

8'1 x 6'2

Window to rear aspect, panel bath with shower over, pedestal sink, low level wc, heated chrome towel rail.

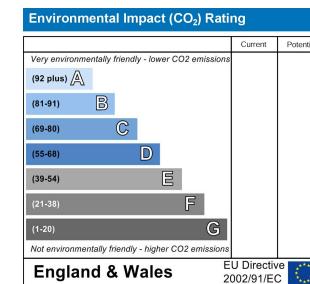
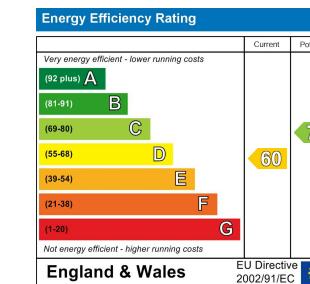
Bedroom

9'8" x 11'0"

Window to rear aspect, over stairs cupboard

Gardens

There are gardens in the middle of the property making it enclosed and secure. The gardens are laid to shingle and patio with mature plants and shrubs.



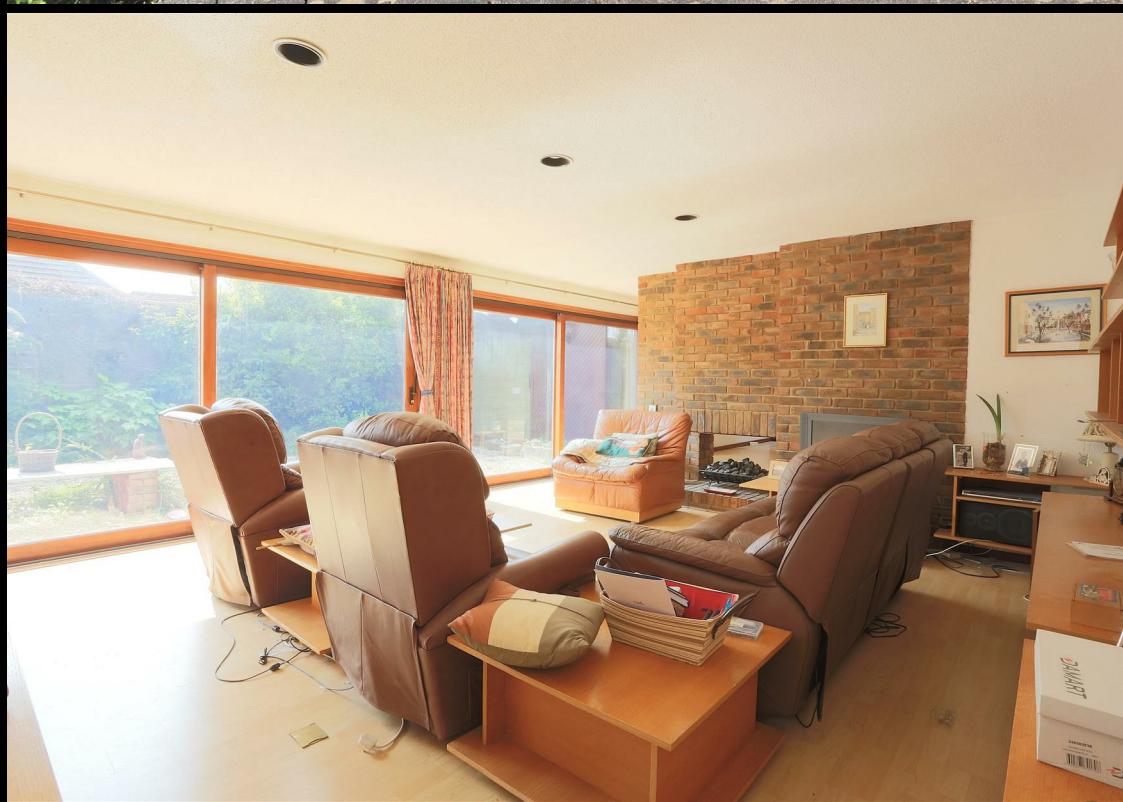
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9 High Street, Shirehampton

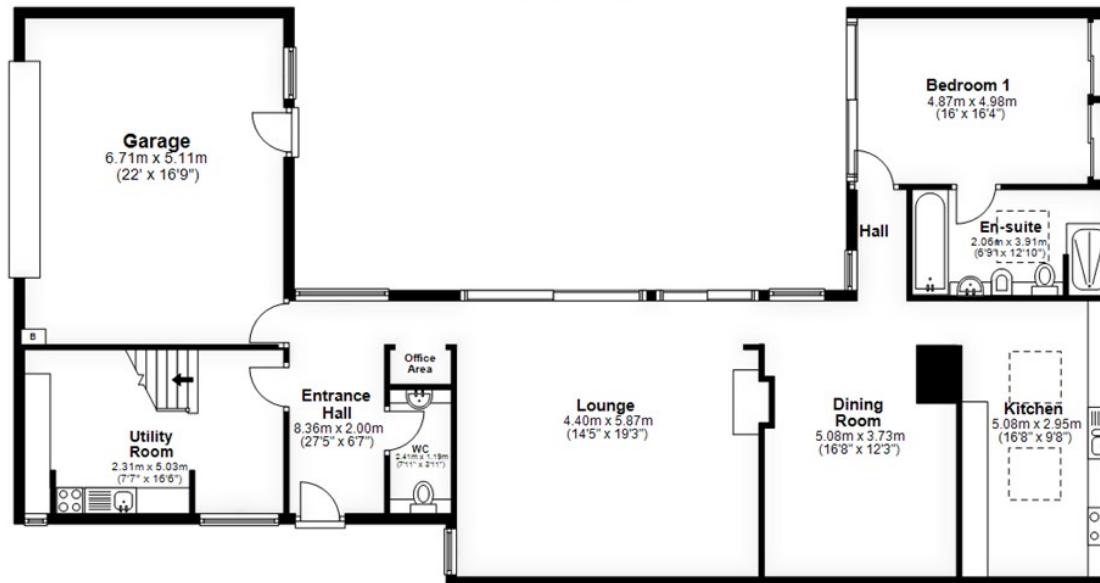
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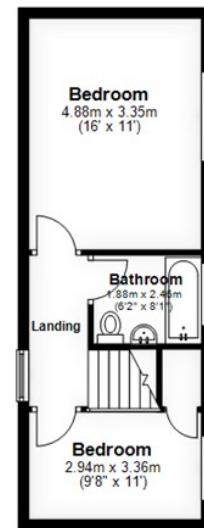
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Ground Floor
Approx. 150.0 sq. metres (1614.9 sq. feet)



First Floor
Approx. 35.3 sq. metres (380.5 sq. feet)



Total area: approx. 185.4 sq. metres (1995.4 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.