



44 GROVE LEAZE,
SHIREHAMPTON, BS11 9QR

GOODMAN
& LILLEY



PRESENTED IN FANTASTIC CONDITION THROUGHOUT, THIS CHARMING THREE-BEDROOM SEMI-DETACHED HOME IS SET IN THE EVER-POPULAR GROVE LEAZE IN SHIREHAMPTON — IDEAL FOR THOSE SEEKING SPACE, CONVENIENCE, AND A STUNNING GARDEN RETREAT.

Entrance Hall

Welcoming entrance hall featuring a modern uPVC front door, a convenient storage cupboard housing the electric fuse board, stairs rising to the first floor, and a sliding door providing access to the lounge.

Living Room

Spacious and light-filled lounge featuring two uPVC double glazed windows to the front aspect, decorative coving to the ceiling, and a central heating radiator.

Kitchen

Fitted kitchen with a uPVC double glazed window overlooking the conservatory. A range of ground and eye-level storage units are complemented by roll-top work surfaces. Features include a one and a half bowl stainless steel sink with swan neck mixer tap, space for a fridge/freezer and washing machine, and plumbing for a dishwasher. A built-in cupboard houses the Worcester combi boiler. Door leads to additional storage space and a downstairs WC.

WC

A compact and practical cloakroom featuring a low-level toilet with traditional handle flush, a wall-mounted hand wash basin, and a chrome heated towel rail. Natural light filters in through a rear-aspect window, enhancing the clean and functional space.

Conservatory

A bright and inviting space overlooking the garden and decking area, this conservatory benefits from ample natural light through uPVC double glazed windows and a sliding door. Currently used as a dining room, it offers a versatile space ideal for relaxing, entertaining, or enjoying garden views year-round.

Landing

uPVC double glazed window to the side aspect, the landing provides access to all first-floor rooms. It includes a useful storage cupboard positioned above the stairs and convenient loft access.

Bedroom 1

A well-proportioned master bedroom featuring space for a double bed and storage cupboards/wardrobes. uPVC double glazed window to the front aspect, radiator.

Bedroom 2

A comfortable double bedroom with a uPVC double glazed window to the rear aspect, offering pleasant views over the garden, radiator.

Bedroom 3

A bright single bedroom with a uPVC double glazed window to the front aspect. Currently used as a nursery, this versatile space could also serve as a home office or guest room, radiator.

Shower Room

Featuring a uPVC double glazed window to the rear aspect, this shower room includes a fully tiled shower with a mixer bar for precise temperature control. There is also a low-level toilet with a handle flush and a hand wash basin equipped with a mixer tap, radiator.

Externally

With permission to drop the curb, the front of the property could offer potential space for two parking spots, a paved path leads to the front door and provides gated side access to the rear garden.

The rear garden features a patio area, an immaculate lawn, and raised beds including a vegetable patch and various plants. Also included is a summer house, offering excellent storage or a versatile space for hobbies, a sunroom, or relaxing retreat.

- Three well-presented bedrooms
- Handy downstairs WC
- Separate garden sun room – ideal for relaxing or hobbies
- Generous lounge
- Kitchen opening into a bright conservatory/dining area
- Large rear garden with patio, lawn & raised beds
- Great location close to shops, schools & transport links
- Village location

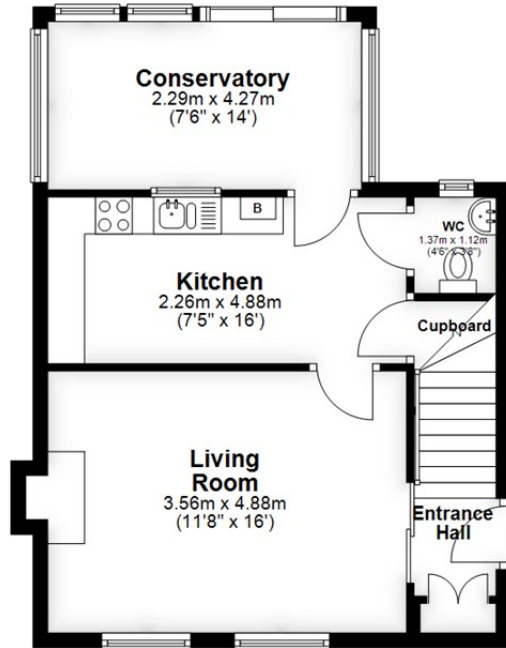


£325,000



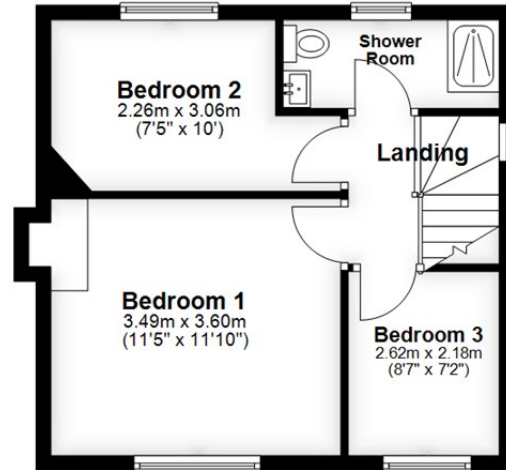
Ground Floor

Approx. 46.3 sq. metres (498.3 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 81.9 sq. metres (881.8 sq. feet)

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