



34 LOWER HIGH STREET,
SHIREHAMPTON, BS11 0AY

**GOODMAN
& LILLEY**



A RARE THREE-BEDROOM DETACHED HOME, PRIVATELY POSITIONED AND FINISHED TO A HIGH STANDARD, WITHIN EASY WALKING DISTANCE OF SHIREHAMPTON HIGH STREET.

Property Description

A Rare Opportunity – Beautifully Finished 3-Bedroom Detached Home in Shirehampton

Set in an elevated and private position, this exceptional three-bedroom detached home is a rare find within the local area. Discreetly hidden behind mature, high hedges with a gated entrance, the property offers a wonderful sense of seclusion while remaining close to all the amenities Shirehampton has to offer.

The generous and open rear garden is a real standout feature, providing an excellent outdoor space ideal for families and entertaining. It includes a spacious decking area, perfect for outdoor dining, along with a useful garden shed.

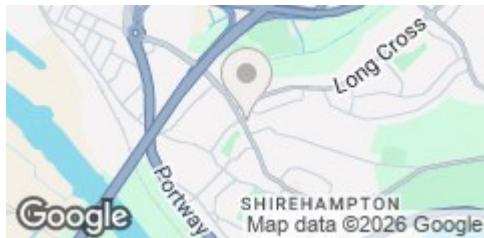
Inside, the property has been finished to a high standard throughout. The inviting kitchen/diner overlooks the garden and features a statement cooking range, creating a warm and sociable heart of the home. To the front, the bright and welcoming lounge benefits from a large bay window and is enhanced by a striking showpiece log burner.

An open hallway leads to the first floor, where you'll find three well-proportioned bedrooms and a beautifully finished four-piece family bathroom.

The location is highly convenient, just a short walk from Shirehampton High Street with its range of local amenities, including cafés, restaurants, a popular butcher, and independent fruit and vegetable shops. The highly regarded Snapdragons Nursery is within easy walking distance, as are local primary schools.

Transport links are excellent, with Shirehampton Train Station nearby offering direct services to Clifton Down and Bristol Temple Meads. The Portway provides an easy driving commute into the city, while regular bus routes also connect to Cribbs Causeway.

This is a unique opportunity to secure a detached home of this quality, privacy, and convenience in such a sought-after location.



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO ₂ emissions			
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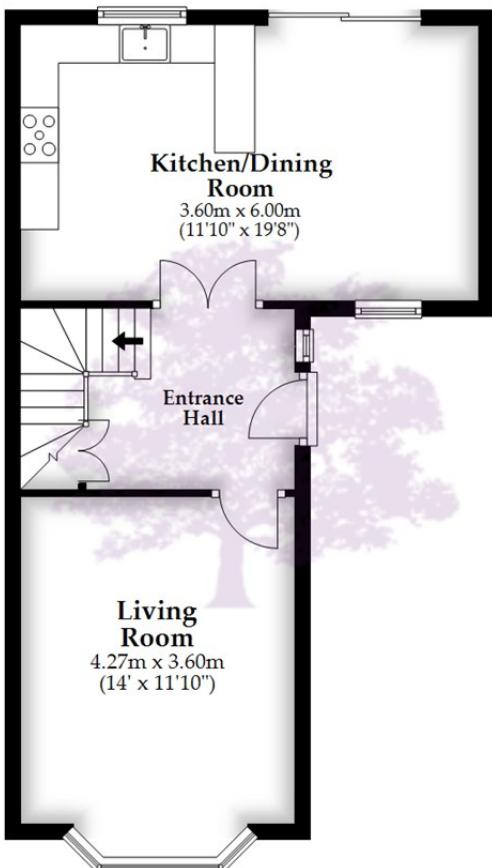
- Rare three-bedroom detached home
- Large, open rear garden with decking area
- Bright lounge with large bay window and feature log burner
- Finished to a high standard throughout
- Elevated position offering a good sense of privacy
- Open-plan kitchen and dining area
- Short walk to Shirehampton High Street and local amenities
- Direct rail links to Clifton Down and Bristol Temple Meads



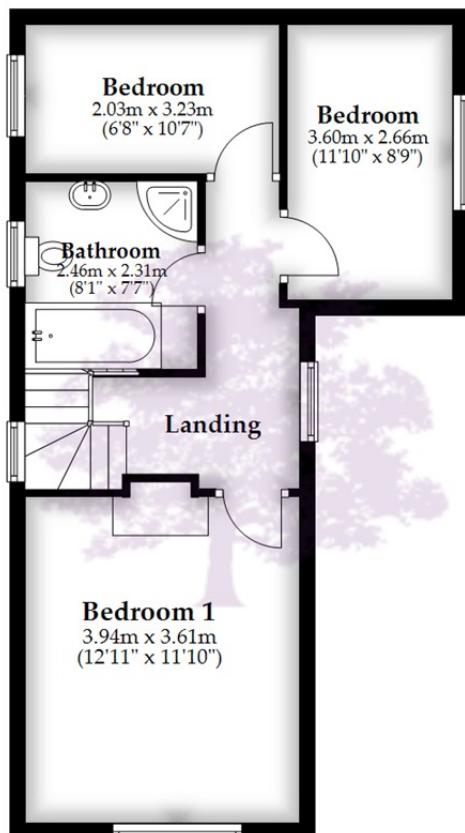
£400,000



Ground Floor



First Floor



Total area: approx. 88.3 sq. metres (950.8 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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