



4 HOME GROUND,
SHIREHAMPTON, BS11 0HN

GOODMAN
& LILLEY



Entrance Hall

Durable high quality Kardean flooring, radiator, door to WC door to lounge.

WC

Double glazed window to front, radiator, low level WC, wash hand basin on vanity unit.

Lounge

Double glazed window to front, continuation of high quality Kardean flooring, radiator, gas fire inset to attractive timber surround fireplace with marble hearth, under stairs cupboard with convenient push release catch, TV point, telephone point, ceiling coving, open to dining area.

Dining room

Double glazed French doors to rear garden, continuation of high quality Kardean flooring, radiator, space saving folding door to kitchen.

Kitchen

Double glazed window to rear, bespoke fitted kitchen professionally fitted to ceiling for maximum cupboard space, the kitchen offers stylish matching wall and floor mounted units with laminated work tops over with single bowl inset sink/drain unit, base units include hinged corner doors for easy access and pull out carousel unit, two slimline pull out larder drawers, integrated fridge/freezer, space for gas cooker with cooker hood over, space for washing machine and dishwasher.

Landing

Radiator, loft access.

Bedroom One

Double glazed window to front, radiator, double built in wardrobe, TV point, telephone point.

Bedroom Two

Double glazed window to rear, radiator, double built in wardrobe.

Bedroom three

Double glazed window to front, built in cupboard, radiator.

Bathroom

Double glazed window to rear, double shower cubicle with mains shower over powered by central heating system combination boiler, low level WC, wash hand basin on pedestal, radiator, extractor fan.

Garage

Electric roller door, power and light, storage in eaves, personal door to rear garden, combination boiler for central heating system.

Front garden

Ornate iron fence to front, small area laid to stone chippings and shrubs, tarmac driveway to attached garage providing off road parking for one car.

Rear garden

A lovely well proportioned enclosed garden with a sunny Westerly aspect and cared for by the current owner to offer a varied and most attractive setting. There is a patio area for entertaining, lawn area, borders and beds stocked with a variety of flowers and shrubs and ample allotment/wildlife area allowing for the provision of home grown vegetables! There is also an attractive pond and corner arbour for relaxing during those sunny mornings.

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- Linked semi-detached home
 - Downstairs W/C
 - Garage with electric roller door
 - Cul-De-Sac Location
 - Three bedrooms
 - Westerly aspect rear garden
 - Driveway parking
 - Close to Shirehampton High Street

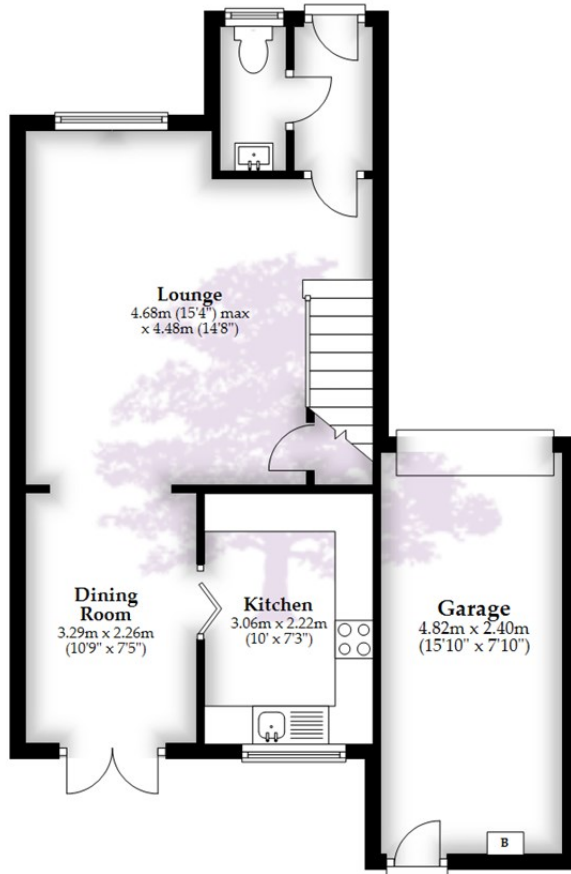


£335,000



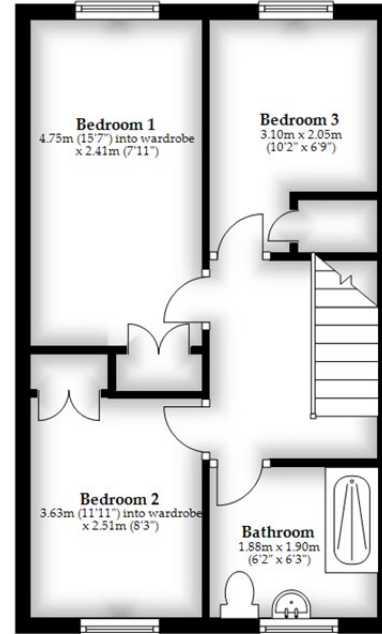
Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 86.4 sq. metres (929.6 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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