



33 LODWAY,
EASTON-IN-GORDANO, BS20 0JD

**GOODMAN
& LILLEY**







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EASTON-IN-GORDANO BS20 0JD

GUIDE PRICE

£590,000

A golden opportunity to acquire an extended, four bedroom 1930's semi-detached family home set within generous gardens backing onto allotments within the picturesque village of Easton-In-Gordano.

The property is arranged over three floors and in brief, comprises; entrance hall, living room, dining area, extended kitchen/breakfast room, utility room and a shower room to the ground floor. The first floor features three bedrooms and a shower room. The landing has a staircase rising up to the second floor which features the fourth bedroom and completes the internal footprint of this fine thirties family home.

A key feature to the home has to be the expansive, private gardens that will surely appeal to the family buyer looking to let the children play safe and run wild, whilst the avid gardener will enjoy many vantage points to sit back, relax, enjoy the views and the array of flowering shrubs, vegetables and specimen trees throughout the changing seasons. The property also benefits from a good frontage with a generous driveway providing off-street parking for several vehicles leading to the front of the home. In addition, the front garden is flanked by mature shrubs and specimen trees.

Located in a prime, established residential road which is complemented by a peaceful setting with ease of access to both the centre of Bristol, great for the city professional or for the commuter as the M5 motorway is only a couple of minutes away.

Location

Easton-In-Gordano is a particularly sought after rural village on the outskirts of Bristol, yet sits nestled within North Somerset boundary and featured on Kirstie Allsopp's Best of Both Worlds on Channel 4. This fine home is located in an enviable, tranquil position on the fringes of the village & with Brunel's iconic Suspension Bridge located a mere 4.5 miles away, which provides direct access to Clifton Village & Bristol City Centre. Local community amenities include Post Office, Dentist, General Store, Doctors Practice & Vets, Public Houses, Farmers Market, Village Hall, Sports fields, Infant & Secondary Schools and are all approximately one mile from the property. Further comprehensive facilities such as banks and larger supermarkets can be found in Portishead, which lies around four and a half miles away. Bristol City Centre is located approximately seven miles away alongside Temple Meads Railway Station, which offers direct commuting links to central London. Easton-In-Gordano is situated near Junction 19 of the M5 motorway allowing excellent links to Cardiff, Devon & Cornwall and Birmingham, with Cribbs Causeway shopping facilities only two junctions north. Bristol International Airport offers daily flights to Europe and is around eleven miles away from the property whilst being ideally positioned for outdoor pursuits including golf, fitness, walking and cycling.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

Accommodation Comprising

Storm Porch

Secure hardwood glazed door opening to the entrance hall.

Entrance Hall

Light and airy in its appearance offering a good circulation space with generous understairs cupboards, recessed book shelves, staircase rising to the first floor landing, radiator, 1930's pressed panelled doors opening to the living room, stable door opening to the kitchen/breakfast room.

Living/Dining Room

A light-filled room with uPVC double glazed window to the front aspect, feature high ceilings with picture rail, gas living flame fire set within an attractive surround, radiators, 1930's pressed panelled door to the entrance hall, radiators, TV point, open-plan to the dining area with ample space to position either a dining room table or lounge furniture, Oak glazed French doors and window combination opening to the Kitchen/Breakfast room.

Kitchen/Breakfast Room

A superb, extended living space which embraces modern family living providing open spaces to entertain family and friends. The kitchen is fitted with a matching range of high-gloss base, wall and drawer units with work surfaces over, asterite one and a half bowl sink and drainer unit with mixer tap, tiled splash back, ceramic hob with extractor hood over, integrated dishwasher and a fridge/freezer. uPVC double glazed window to the side aspect and the rear aspects, uPVC French doors opening to the rear garden. The room is well-proportioned with ample space for a family sized dining room table and chairs providing the ideal vantage point to enjoy the views of the rear garden. Doors opening to the utility room and the shower room.

Utility Room

Fitted with base units with work surface, plumbing for washing machine, gas fired boiler serving the heating system and domestic hot water, uPVC double glazed window to the rear aspect, secure door to the side of the property.

Shower Room

Fitted with three piece white suite comprising; low-level WC with concealed cistern, wash hand basin in vanity unit

with cupboards under and mixer tap, heated towel rail, extractor fan, uPVC obscure double glazed window to the front aspect.

First Floor Landing

Doors opening to the first floor accommodation, stairs rising to the second floor landing, uPVC double glazed window to the side aspect.

Master Bedroom

uPVC double glazed bay window to the front aspect, radiator, built-in wardrobes, picture rails.

Bedroom Two

uPVC double glazed bay window to the rear aspect, radiator, built-in wardrobes.

Bedroom Three

uPVC double glazed bay window to the front aspect, radiator, picture rails.

Shower Room

Fitted with a three-piece suite comprising; low-level WC, vanity wash hand basin with storage beneath, double tiled shower enclosure with mains drench shower and hand shower, chrome heated towel radiator, obscured uPVC double glazed window to the front and side aspects.

Second Floor Landing

Stairs rising to the second floor landing, storage cupboard, door opening to:-

Bedroom Four

A good sized room, Velux window to the rear aspect, radiator, eaves storage space.

Outside

The delightful, southerly facing rear garden benefits from a high degree of privacy backing onto allotments and enclosed by mature hedge boundaries, predominantly laid to lawn with a mixed variety of mature specimen trees and

flowering shrubs. A patio seating area extends across the rear elevation of the property and provides the perfect vantage spot to relax, unwind with a glass of wine under the canopy whilst entertaining family and friends al fresco style.

Driveway

The property is approached over a generous tarmac driveway providing off-road parking for several vehicles.



- 1930's Semi-Detached Family Home
- In Excess Of 1500 SQ.FT
- Popular Village Location
- Four Bedrooms
- South-Facing Rear Garden
- Open Outlook
- Two/Three Reception Rooms
- Off-Road Parking
- Extended Accommodation



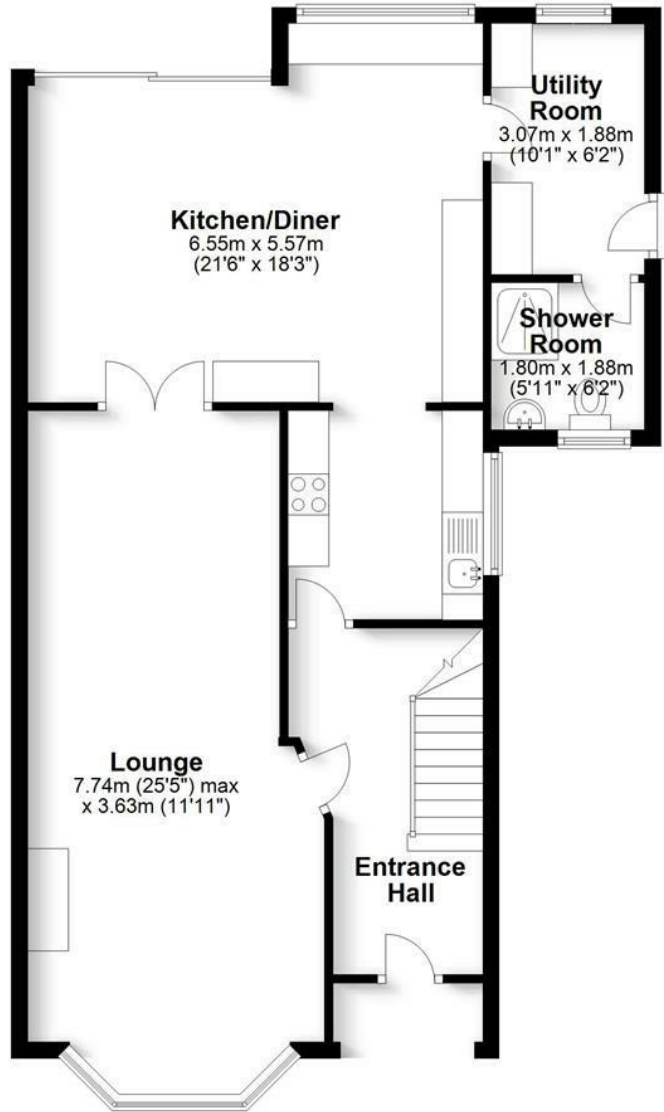


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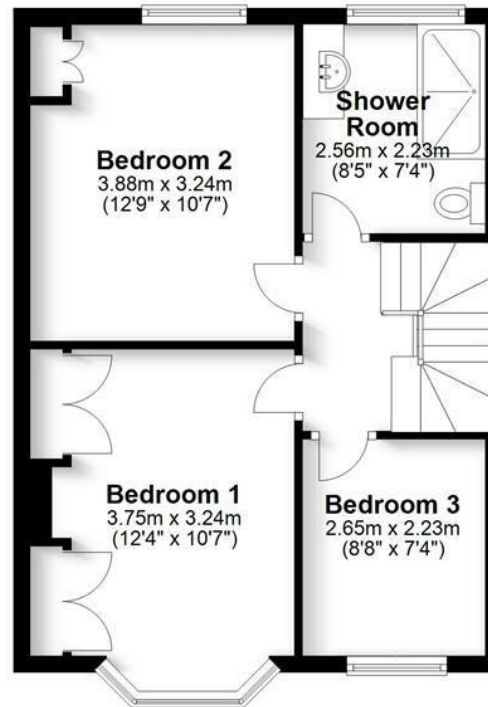
Ground Floor

Approx. 77.3 sq. metres (832.0 sq. feet)



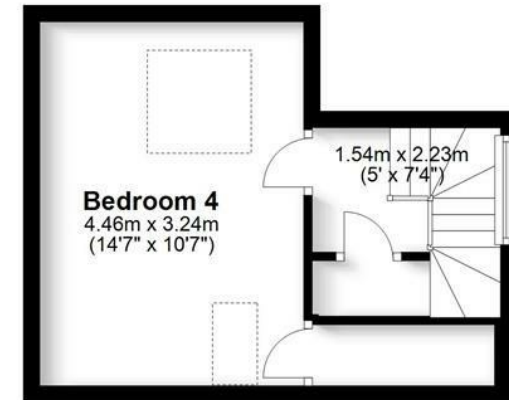
First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)



Second Floor

Approx. 21.8 sq. metres (234.7 sq. feet)



Total area: approx. 142.4 sq. metres (1532.7 sq. feet)

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