



14 STONEYFIELDS,  
EASTON-IN-GORDANO, BS20 0LT

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**GOODMAN  
& LILLEY**



# AN EXTENDED, THREE BEDROOM SEMI-DETACHED FAMILY HOME LOCATED WITHIN THE QUIET AND CONVENIENTLY LOCATED VILLAGE OF EASTON IN GORDANO.

A great size three bedroom semi detached home offering potential to extend. The accommodation provides a wonderful balance of space for professional couples and families looking to escape the hustle and bustle of the city yet still retain ease of access to the motorway network & city centre.

In brief, the light and airy accommodation comprises, entrance hall, cloakroom, lounge, dining room and kitchen to the ground floor. The first floor features three bedrooms and a shower room which completes the internal accommodation. Externally, the property benefits from a large, mature and enclosed south-facing rear garden offering a high degree of privacy ideal to let the kids run wild or relax during the warm summer months. A garage and driveway completes the package this fine abode.

Easton in Gordano offers a convenient location offering ease of access to Bristol City Centre, Clifton and the M5 Motorway network - making this property the ideal choice for the city professional or retiree. For the family buyer, the location lies within walking distance to both local primary and secondary schools as well local village shops which is sure to appeal.

With extended ground floor accommodation coupled with a large south facing rear garden, we do expect good interest. Call, Click or Come in! 01275 430440/sales@goodmanlilley.co.uk

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

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:

### Entrance Porch

Secure uPVC double glazed door opening to entrance porch.

### Entrance Hall

A welcoming, spacious entrance hall offering a pleasing first impression to the home, radiator, staircase rising to the first floor landing, cloakroom, doors opening to all principal rooms.

### Cloakroom

Fitted with a two piece suite comprising; low-level WC, pedestal wash hand basin, uPVC double glazed window to the side aspect.

### Living Room

A good-sized room, light and airy in its appearance with uPVC double glazed window to the front aspect, electric fireplace, radiators.

### Kitchen

Fitted with a matching range of base, drawer eye-level units with worktop space over white, 1+1/2 bowl stainless steel sink, built-in fridge/freezer and dishwasher, plumbing for washing machine, fitted electric fan assisted oven, built-in four ring electric hob with pull-out extractor hood over.

### Family Room

A very spacious and versatile reception room with uPVC double glazed window to rear and side aspects, secure uPVC double glazed French doors opening to the rear garden.

### First Floor Landing

uPVC double glazed window to the side aspect, doors opening to the bedrooms and the family bathroom.

### Master Bedroom

A good-sized room, light-filled with uPVC double glazed window to front aspect, built-in wardrobes, radiator.

### Bedroom Two

uPVC double glazed window to rear overlooking the garden, radiator.

### Bedroom Three

uPVC double glazed window to rear aspect overlooking the garden to the rear, radiator.

### Shower Room

Fitted with a modern three piece suite comprising; low level WC, pedestal hand wash basin, shower enclosure with shower, fully tiled, obscured uPVC double glazed window to side aspect.

### Outside

The property is blessed with a generous garden to the rear of the property which enjoys a sunny, south-facing orientation. The delightful, mature garden affords a high degree of privacy backing onto another garden and is enclosed by mature hedge boundaries, predominantly laid to lawn with a mixed variety of mature specimen trees and flowering shrubs. To the rear of the garden, a green house can be found alongside the perfect location for a vegetable patch. 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 pergola or entertain family and friends al fresco style during the warmer summer months.

### Garage & Driveway

The garage is approached over a generous block-paved driveway providing off-road parking for several vehicles. The garage is accessed via an up and over door, internal door to the dining room, light and power connected.

- Semi-Detached Family Home
- Three Bedrooms
- Large South-Facing Rear Garden
- Popular Village Location
- Extended Accommodation
- Two Reception Rooms
- Garage & Driveway
- No Onward Chain

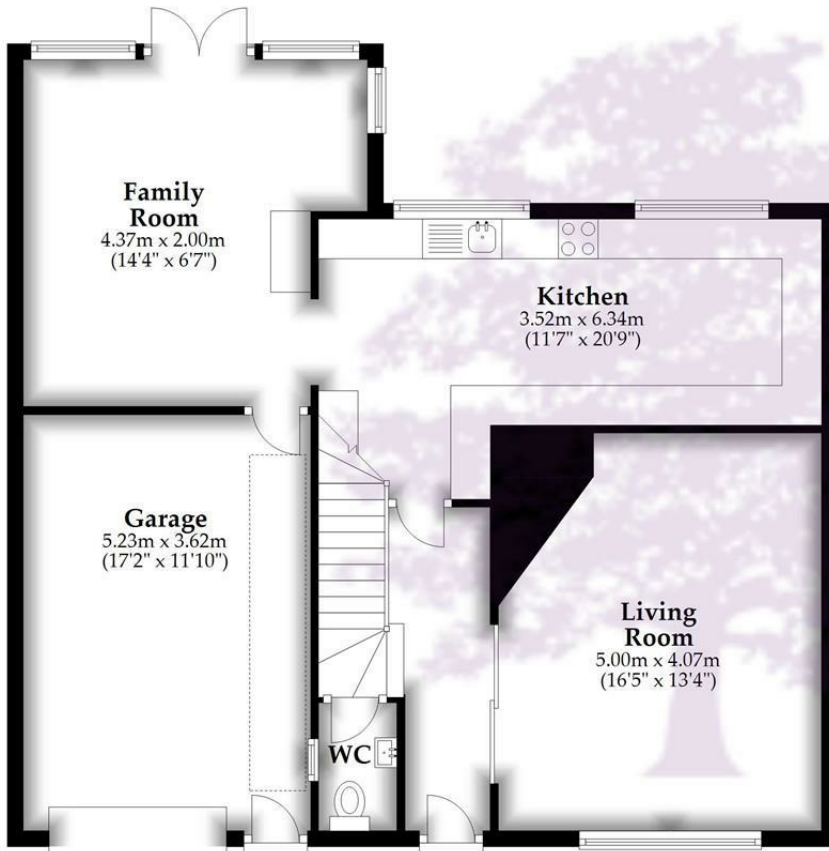


GUIDE PRICE £390,000



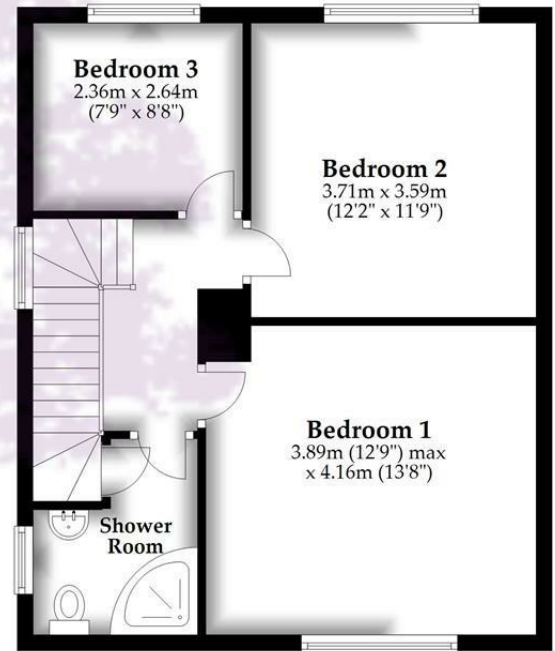
## Ground Floor

Approx. 86.0 sq. metres (926.0 sq. feet)



## First Floor

Approx. 48.8 sq. metres (524.7 sq. feet)



Total area: approx. 134.8 sq. metres (1450.7 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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