







11 PENPOLE AVENUE, SHIREHAMPTON BS11 0DY

£350,000

LOCATION

Shirehampton is one of Bristol's most distinctive suburbs, located on the north-western edge of the city between the River Avon, Sea Mills and Avonmouth. Although officially part of Bristol, many residents still refer to it as "The Shire" and consider it more of a village than a suburb. It has a traditional High Street, strong community spirit, independent shops, local pubs and easy access to green space, giving it a character that feels quite separate from the city itself

ENTRANCE HALL

11'5" x 5'6"

Entrance via Composite door. Finished with stylish wooden laminate flooring. The notable ceiling height instantly accentuates the feeling of space which continues throughout. There is also under stairs storage.

LIVING ROOM

12'6" x 12'1"

The living room has been opened up with the dining room to create a dual aspect space flooding the rooms with an abundance of natural light.

DINING ROOM

11'9" x 10'5"

The dining room benefits from a seamless continuation of the flooring from the living room and is also presented to a high standard. The double doors here lead directly out into the sunny rear garden.

KITCHEN

12'10" x 7'3"

The well proportioned kitchen continues the theme of light and space given the glazed garden door and additional window. The attractive and functional space is complete with wall and base units, tiled floor and plenty of space for multiple white goods. Further included is fitted shelving, sink and drainer, integrated hob and oven plus stainless steel extractor over.

FIRST FLOOR LANDING

Access to loft space is via a drop down ladder. The exceptional space is partially boarded with lighting. A Velux roof window to the rear aspect offers views over the large garden extending to North Somerset to the South West. This unconverted roof offer huge storage and future potential opportunity. The Combi-Boiler is located here and has a remote control.

BEDROOM 1

11'11" x 10'5"

Bedroom 1 offers great proportions and has a contemporary yet classic look given the decorative fireplace and double recess adjacent. The space is complete with quality wooden laminate flooring, picture rail and double glazed windows to the front aspect.

SHOWER ROOM

8'2" x 7'3"

The shower room is again presented to a high standard. The rear facing window grants lovely natural light and the space easily accommodates an oversized walk-in shower, WC, vanity with basin and anthracite towel rail.

BEDROOM 2

11'8" x 10'5"

Bedroom 2 is also very well proportioned with superb views to the garden aspect. There is also a stunning decorative fireplace.

BEDROOM 3

7'0" x 7'3"

Bedroom 3 is forward facing and currently used as a home office. This space could just as well be a spare room, nursery or dressing room. Additional loft access granted here via hatch.

GARDENS

The garden here is south west facing and is simply delightful. The space flows perfectly between sections and starts with a low maintenance composite deck, then leading onward to an artificial grass section, raised deck, decorative planters, BBQ area, pergola with mature wine grape wine and decorative dining area. Last but not least... there is even a summer house nestled at the end.



Total area: approx. 81.1 sq. metres (872.6 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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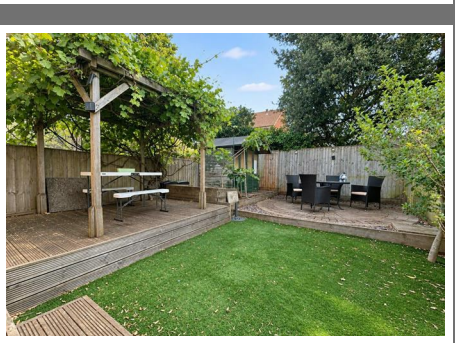
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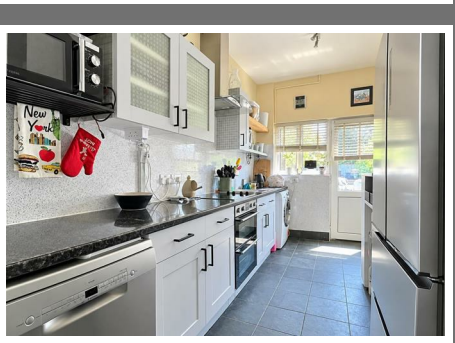
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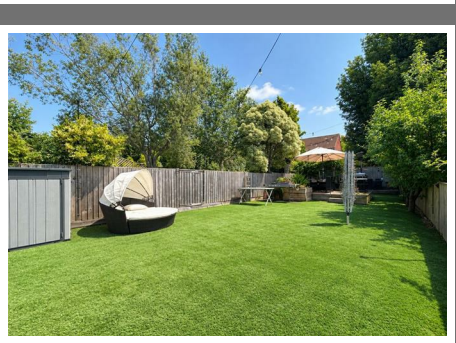












- Charming Three Bedroom Period Home full of character and timeless appeal
- Attic Room with South Westerly Views Toward North Somerset from Upper Levels
- Sought-After Village Location offering a wonderful community atmosphere
- Spectacular South-West Facing Rear Garden extending approximately 75ft, perfect for outdoor entertaining and enjoying the afternoon and evening sun
- Luxurious Family Bathroom featuring an impressive double walk-in shower
- Conveniently Positioned Within Walking Distance of local shops, well-regarded schools, and excellent public transport links

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

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