



2 HERMITAGE CLOSE

SHIREHAMPTON
BS11 0BT

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PROPERTY DESCRIPTION

A characterful and versatile three-bedroom mid-terrace home with a loft room, two parking spaces and an attractive rear garden, ideally positioned within easy walking distance of Shirehampton village centre.

This lovely home offers well-proportioned accommodation, plenty of character and a number of useful additional spaces, making it an excellent choice for a couple or family looking for a home with room to adapt as their needs change.

The property is approached via a useful front porch, providing an ideal space for coats, shoes and everyday essentials before entering the main house.

The good-sized lounge is a comfortable and welcoming room, with exposed floorboards adding warmth and character. The exposed flooring continues throughout much of the property and gives the house a lovely sense of personality.

To the rear is the bright and sociable kitchen/diner, which makes a fantastic heart to the home. The kitchen has a charming rustic feel, featuring attractive Quaker-style cupboards, exposed shelving and a traditional swan-neck tap over the sink. There is plenty of space for a dining table, making this a practical room for everyday family life as well as entertaining.

A sliding door leads from the kitchen/diner into the conservatory, creating a lovely connection between the living space and garden and providing an additional area to relax, dine or work from home.

The rear garden is designed to be low maintenance while still offering plenty of colour and interest. The current vendors have created an attractive garden with established plants and shrubs, giving the space a mature and welcoming feel. A rear gate provides access onto the lane behind the property, which is particularly useful for access and storage.

On the first floor are two good-sized double bedrooms, both offering excellent usable space, together with the family shower room.

There is also a smaller additional room on this floor which the current owners have cleverly made use of this as a walk-in wardrobe, although it could equally work well as a home office, study, nursery or dressing room.

Stairs continue to the second floor where you will find the loft room. This is currently used as a bedroom and provides a particularly useful additional space which could suit a variety of purposes, including a guest room, teenager's room, large home office or hobby room.

The home also benefits from air conditioning, an increasingly welcome feature during the warmer summer months.

Externally, there are two parking spaces to the front, providing valuable off-road parking.

The location is another major attraction. Hermitage Close is within easy walking distance of Shirehampton High Street and the village centre, where you will find a useful range of shops, cafés, bakery, butcher, pharmacy and other everyday amenities. It is the sort of location where many daily errands can be completed without needing to get in the car.

There are several schools within the surrounding area, while local healthcare is also readily accessible, with Shirehampton Group Practice and pharmacy services close by.

For commuters, Shirehampton railway station is within walking distance and provides regular services towards Bristol, including Clifton Down and Bristol Temple Meads. The railway makes getting into the city particularly straightforward, while the Portway also provides a direct road route towards central Bristol.

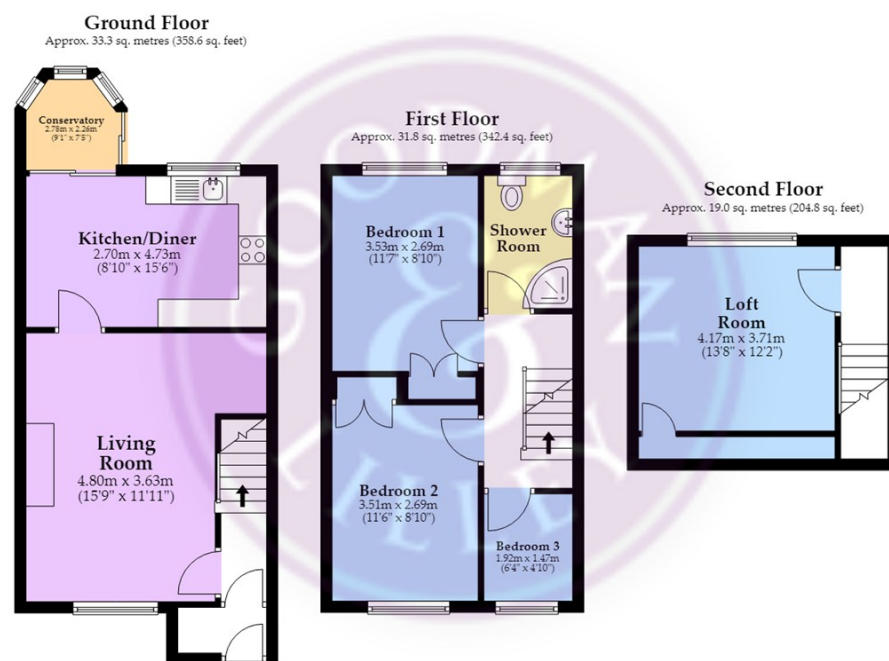
The property is also conveniently placed for the M5, making it an excellent choice for anyone commuting by road or needing access to the wider motorway network.

For those who enjoy getting outdoors, Kings Weston Estate and its surrounding woodland and parkland are also close by, offering an excellent choice for walks and time outside.

Overall, this is a home which combines character, flexibility and convenience particularly well. With three bedrooms, bright kitchen/diner, conservatory, attractive garden, air conditioning and two parking spaces, all within easy reach of Shirehampton's amenities and transport links, this is a property that deserves an early viewing.







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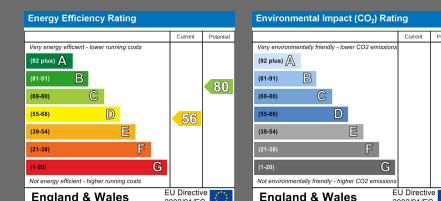
3 BEDROOMS
TENURE - FREEHOLD

- Three-bedroom mid-terrace family home
- Characterful exposed floorboards throughout
- Low-maintenance rear garden with established planting
 - Two allocated parking spaces
- Close to Kings Weston Estate and woodland

2 RECEPTION ROOMS
IN ALL 990.28 SQ FT

- Versatile loft room offering excellent additional space
 - Air conditioning
- Rear gate providing access to the lane
- Useful entrance porch for coats and shoes
- Short walk to Shirehampton village High Street

1 BATHROOMS
COUNCIL TAX BAND - B



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm