



67 STONEYFIELDS,  
EASTON IN GORDANO, BS20 0LW

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GOODMAN  
& LILLEY



## A GOLDEN OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI-DETACHED FAMILY HOME THAT PRESENTS A FANTASTIC OPPORTUNITY FOR THOSE LOOKING TO MODERNISE AND ADD THEIR OWN PERSONAL TOUCH.

Upon entering, you are greeted by a welcoming entrance hall that provides access to a convenient cloakroom, setting the stage for the potential that lies within this property.

The living room, situated at the front of the home, features a large window that floods the space with natural light, creating a bright and airy atmosphere. This room offers a comfortable setting for family gatherings and relaxation, ready to be transformed into the perfect cosy retreat with a little renovation.

Across the rear elevation, the kitchen is a functional space that leads directly into the dining room, providing an ideal layout for entertaining and family meals. While the kitchen may require modernisation, it offers a great foundation for creating a stylish kitchen/dining room that suits modern living needs.

Venturing to the first floor, you will find three well-proportioned bedrooms along with a family bathroom. These rooms offer ample space for family living and can easily be updated to reflect your personal style. With some reimagining, this level can become a sanctuary for family members, providing comfort and privacy.

The rear garden is a notable highlight, generously sized and laid to lawn with a patio area, showcasing potential for outdoor entertaining, gardening, or creating a play area for children. This space is a blank canvas ready to be enhanced, offering the promise of a delightful outdoor retreat to complement the home. The front garden is also laid to lawn, with a pathway that leads to the side of the property and the front door, enhancing the home's curb appeal. A driveway and integral garage provide valuable

off-road parking, ensuring convenience for residents and guests alike.

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 huge potential coupled with a generous 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

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- Semi-Detached Family Home
  - Two Reception Rooms
  - Garage & Driveway
  - Popular Village Location
  - Viewing Highly Advised

- Three Bedrooms
- In Need Of Modernisation
- Generous Rear Garden
- Opportunity To Extend The Rear (STTP)
- No Onward Chain



GUIDE PRICE £275,000



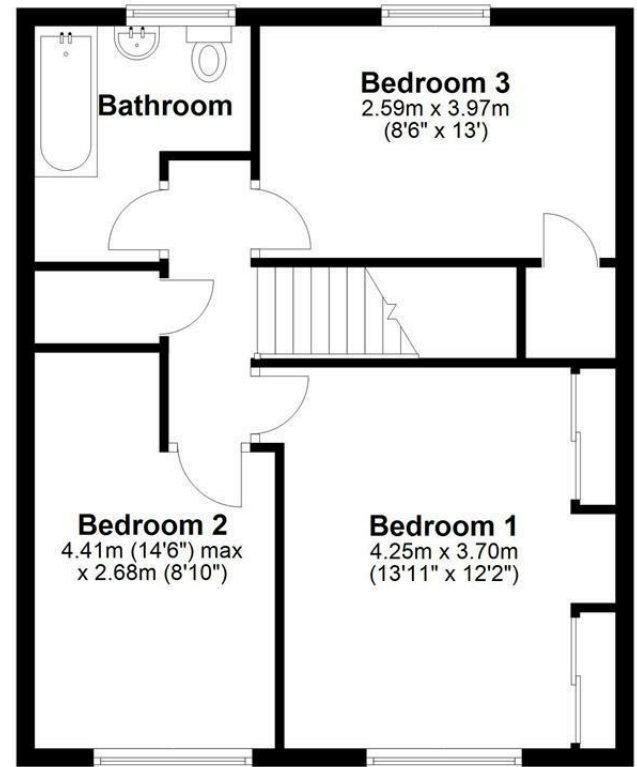
## Ground Floor

Approx. 59.0 sq. metres (635.3 sq. feet)



## First Floor

Approx. 52.2 sq. metres (561.7 sq. feet)



Total area: approx. 111.2 sq. metres (1197.0 sq. feet)

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