



WESTWAY, 39 CHURCH ROAD,
EASTON-IN-GORDANO, BS20 0NB

**GOODMAN
& LILLEY**



A DELIGHTFUL 1950S DETACHED THREE-BEDROOM FAMILY BUNGALOW, COMING TO THE MARKET FOR THE VERY FIRST TIME SINCE IT WAS PURCHASED NEW. SET ON A GENEROUS AND WELL-ESTABLISHED PLOT ALONG ONE OF EASTON-IN-GORDANO'S MOST DESIRABLE ROADS, THIS CHERISHED HOME HAS BEEN LOVINGLY MAINTAINED BY THE SAME FAMILY FOR DECADES.

Now offered for sale with a heavy heart, this is a rare opportunity to acquire a truly special property in a highly regarded village location.

Upon entering the property, you are welcomed by a spacious entrance hall that serves as the central hub of the home, providing access to all principal rooms. Thoughtfully designed, the hall also features built-in storage cupboards and convenient access to the roof space, offering excellent additional storage potential.

The lounge is well-proportioned, featuring a gas living flame fireplace that adds warmth and character to the space. A large window to the front aspect provides a pleasant outlook over the front garden, filling the room with natural light. A door leads through to the kitchen/dining room, which is fitted with a comprehensive range of wall, base, and drawer units, along with a practical breakfast bar peninsula—ideal for casual dining or entertaining. The kitchen also benefits from side access to the rear garden, and from the sink area, you can enjoy lovely views across the mature garden while doing the washing up.

From the entrance hall, doors lead to three bedrooms, each offering comfortable space and flexibility for family living or visiting guests. The second bedroom benefits from its own ensuite WC, providing a touch of privacy and added convenience. Centrally located between the bedrooms is a generously sized four-piece bathroom/shower room, featuring a bath, separate shower cubicle, wash basin, and WC. This spacious bathroom is well-suited for family use and adds to the practicality of the

home's layout. Although the property would benefit from some cosmetic updating, it has been well cared for over the years and remains clean, tidy, and entirely liveable. It offers a fantastic opportunity to move in and take your time planning any future improvements, allowing you to put your own stamp on the home at your own pace.

Gardens

The rear garden is a true highlight of the property—well-established and thoughtfully planned, it features a neatly maintained lawn, deep-planted shrubbery, and colourful flowering borders that reflect years of careful tending. Offering a high degree of privacy, the garden also boasts a generous patio area that extends across the rear elevation and around to the side, creating an ideal space for outdoor dining and relaxation. There is direct access from the patio to the rear of the garage, and at the far end of the garden, a useful outbuilding provides practical storage for garden tools and equipment. To the front, the property is approached via a gated driveway leading up to the garage, framed by mature hedgerows and attractive floral borders, setting the tone for this much-loved home.

Garage & Driveway

The garage and driveway are positioned to the side of the property, set well back from the road to offer both privacy and a welcoming approach. The garage is fitted with an up-and-over door and benefits from light and power, making it ideal for secure parking, storage, or workshop use. A convenient pedestrian door at the rear of the garage provides direct access to the garden, enhancing the practicality of the outdoor space.

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- 1950's Detached Bungalow
 - Kitchen/Dining Room
 - Highly Regarded Road
 - Established Front & Rear Gardens
 - Three Bedrooms
 - Garage & Driveway
 - Popular Village Location
 - No Onward Chain



GUIDE PRICE £525,000



Ground Floor

Approx. 103.7 sq. metres (1116.3 sq. feet)



Total area: approx. 103.7 sq. metres (1116.3 sq. feet)

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