



87 SYLVAN WAY

SEA MILLS
BS9 2NA

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SUMMARY

A fantastic opportunity to acquire this three-bedroom semi-detached home in Sea Mills, occupying an exceptionally generous plot and lovingly retained within the same family for many years. Offering spacious and versatile accommodation throughout, the property combines character, practicality and exciting potential.

The ground floor boasts a family bathroom, two well-proportioned reception rooms, ideal for both family living and entertaining, together with an attractive kitchen featuring a traditional range cooker. A useful utility cupboard provides additional storage, while a door from the kitchen leads out to the rear garden and a covered lean-to/terrace area, perfect for enjoying the outdoors in all seasons.

Upstairs, there are three bedrooms and the added convenience of a separate WC. A loft room, previously used as a home office/workstation, offers valuable additional space for those working from home or seeking a hobby room.

Externally, the property enjoys delightful wrap-around gardens, providing an abundance of outdoor space. A detached garage and driveway parking for up to three vehicles further enhance the appeal. Recent improvements include a new roof, ensuring peace of mind for future owners.

Early viewing is highly recommended to appreciate the size of the plot and the wealth of accommodation on offer.

The location is particularly desirable, with the beautiful Kings Weston Estate and historic Blaise Castle Estate both within walking distance, offering acres of parkland, woodland walks, and recreational opportunities right on your doorstep, the local shops on westbury lane and the nearby villages of Westbury on Trym, Shirehampton and the retail parks at Cribbs causeway.

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: C

Tenure: Freehold

Services: Mains Gas, Water, Drainage and Electric.

LOCATION

The property is superbly located with a stunning woodland surround and immediate access to the ever-popular Blaise Estate with its wonderful walks and history. Other local green spaces include Kingsweston House and Shirehampton Golf Course which forms part of the National Trust. In terms of primary education, the property sits approximately 971m away from Stoke Bishop Church of England Primary School and approximately 1000m from Sea Mills Primary School. By way of amenities there are a number of local shops including those on Westbury Lane and Shirehampton Road that are within a short walk, or slightly further afield is Cribbs Causeway and Henleaze Village. Transport links are excellent with local bus stops providing access to the City Centre and Cribbs Causeway. Furthermore, the train connects at Sea Mills train station that runs to Temple Meads as well as the 'Park and Ride' that continues along the A4.

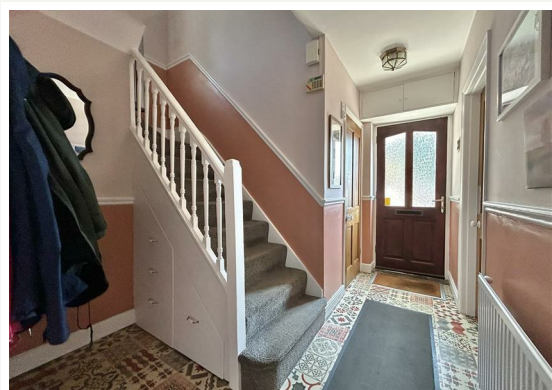
GARDENS

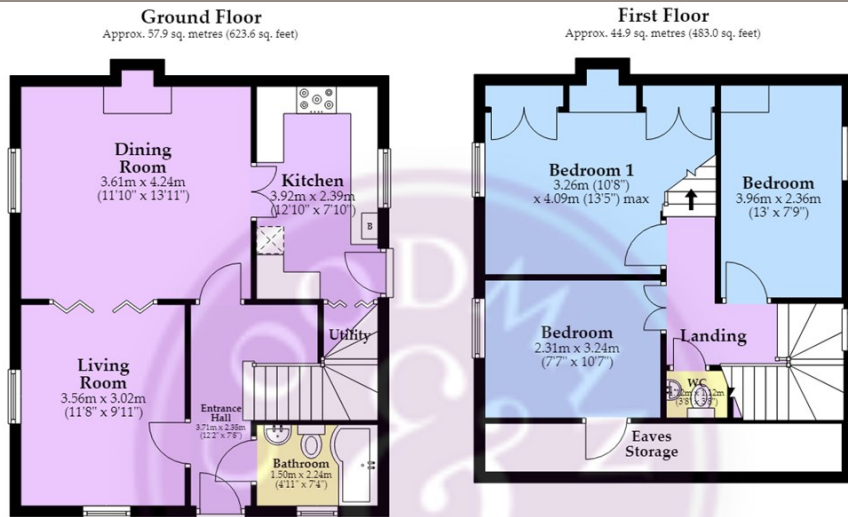
Surrounding the property are beautifully maintained gardens, featuring a generous sunny lawn, an array of established strawberry patches and productive fruit beds, and a secluded corner area to the rear, ideal for relaxing or entertaining. The property is enclosed by mature hedging.

GARAGE AND PARKING

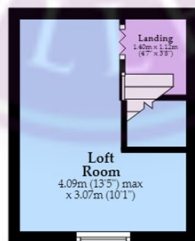
There is a detached garage with power and lighting to the rear and parking for several cars.







Second Floor
Approx. 12.5 sq. metres (135.1 sq. feet)



Total area: approx. 115.4 sq. metres (1241.7 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.

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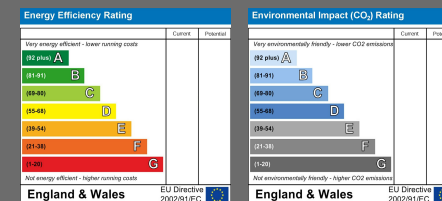
3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ.FT

1 BATHROOMS
COUNCIL TAX BAND - C

- 3 Bedroom Semi on an Impressive Corner Plot
- Garage and Parking for 3 Cars
- Kitchen and Utility Space
- Close to Local Schools and Shops

- Large Gardens surrounding the property
- Loft Room/ Office
- 2 Good Size Reception Rooms
- Close to all Transport Links and Local Train Line



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