GOODMAN & LILLEY



# 16 HOME GROUND

SHIREHAMPTON
BS11 0HN

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## PROPERTY DESCRIPTION

A beautifully presented three-bedroom terraced home boasting a stunning garden backing onto Kings Weston Woods, a spacious kitchen/diner, generous bedrooms and off-street parking.

Situated in the popular Home Ground development, this attractive property combines kerb appeal with versatile living space and a wonderful connection to nature. The distinctive front apex and larger Juliet balcony-style window give the property an appealing appearance, while the current vendor's thoughtful ground-floor improvements have created a fantastic home suited to modern family living.

The ground floor has been cleverly reconfigured using the previous integral garage now creating an impressive kitchen/diner and separate utility room. The kitchen features a built-in hob and oven, extractor fan, tiled splashbacks, a stylish swan-neck tap and space for a dishwasher and fridge/freezer. Quality-feeling hard flooring runs throughout the downstairs, while a large window floods the former garage area with natural light.

A particularly useful utility and cloakroom area sits just off the kitchen/diner, providing a toilet and wash basin, space for a washing machine and tumble dryer, and additional room for coats, shoes and household storage.

The separate lounge is generously proportioned, with ample space for larger furniture, decorative coving and a fireplace with gas fire. Large sliding doors and a further window overlook the rear garden, creating a lovely connection between the indoor living space and the greenery beyond.

Upstairs, the property benefits from three well-proportioned bedrooms, a real advantage of this particular style of home on Home Ground. Bedroom one is a spacious double with larger windows and room for a super-king-size bed alongside separate wardrobe space. Bedroom two is another excellent double, also capable of accommodating a super-king-size bed and additional storage. Bedroom three is a good-sized single, ideal for a child's bedroom, nursery or home office.

The family bathroom comprises a bath with shower over, mixer-bar shower controls, a large wash basin set into a wooden worktop with cupboards beneath, a push-button flush toilet, tiled flooring and a large heated towel rail. An airing cupboard provides further practical storage, while a loft hatch on the landing gives access to a large attic space.

Outside, the rear garden is a genuine highlight. Backing onto Kings Weston Woods, it enjoys a beautiful woodland backdrop, a peaceful atmosphere and the sounds of birdsong and local wildlife. The garden has been lovingly maintained, with established plants and shrubs, two immaculate lawned areas separated by a decorative gabion wall, and a good-sized patio ideal for outdoor dining. A canopy attached to the house creates a sheltered seating area, while further towards the rear there is additional seating, a decking area accessed through a charming wooden arch, a pond and a garden shed. A gate at the bottom of the garden leads to a separate area for additional garden storage. Woodland access is conveniently located nearby at the end of the road.

To the front, off-street parking could provide space for two vehicles, subject to vehicle size and arrangement.

The location is another major attraction. Home Ground offers a peaceful residential setting tucked away from the main road, yet within easy walking distance of Shirehampton village, with its independent shops, cafés, traditional butcher, fruit and vegetable shop and Co-op. Snapdragons Nursery is nearby, alongside local primary schools including Shirehampton Primary, Nova Primary and St Bernard's Catholic Primary. Secondary school options include Oasis Academy Brightstowe and highley regarded St Bedes Catholic College and St Katherines School subject to admissions and catchment arrangements.

Local bus services provide connections towards Bristol city centre and Cribbs Causeway, while Shirehampton railway station offers services along the Severn Beach Line, including connections to Bristol Temple Meads and Clifton Down. The nearby Portway and M5 also provide convenient road links, with cycling routes offering an alternative way to travel towards Bristol.

Offering generous bedrooms, versatile living accommodation and a truly special garden backing onto woodland, this is a wonderful opportunity to acquire a home that combines space, convenience and a peaceful natural setting. Early viewing is highly recommended.











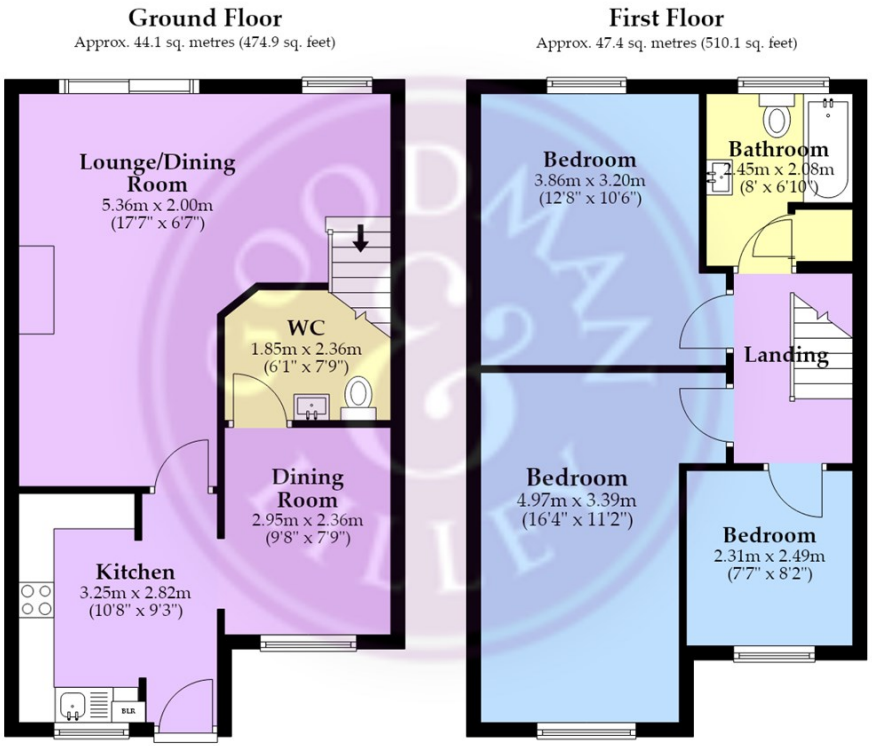













Total area: approx. 91.5 sq. metres (985.0 sq. feet)

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.

## 3 BEDROOMS
## TENURE - FREEHOLD

## 2 RECEPTION ROOMS
## IN ALL 91.50 SQ FT

## 2 BATHROOMS
## COUNCIL TAX BAND - C

- Three Good-Sized Bedrooms Ideal for Family Living
- Attractive frontage with distinctive apex and larger Juliet balcony-style window
- Spacious kitchen/diner created through thoughtful ground-floor improvements
- Well-maintained garden with patio, two lawned areas, decking, pond and mature planting
- Peaceful woodland backdrop with birdsong and local wildlife
- Beautiful garden backing onto Kings Weston Woods
- Off-street parking
- Useful utility room and downstairs cloakroom
- Walking distance to Shirehampton village amenities
- Convenient access to local schools, bus services, railway station, Portway and M5

GOODMAN & LILLEY

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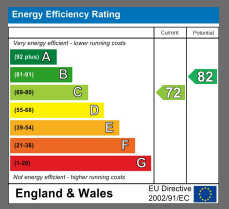
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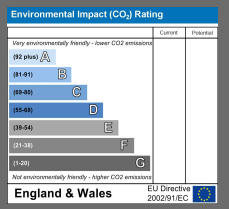
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