



46 GROVE LEAZE

SHIREHAMPTON
BS11 9QR

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PROPERTY DESCRIPTION

A fantastic three-bedroom semi-detached family home with off-street parking for two cars, a generous and beautifully arranged rear garden, and a bright and versatile additional living space to the rear.

Ideally situated in popular Shirehampton, the property is close to local amenities, schools, transport links and the Portway.

This well-presented home offers excellent family accommodation, with a welcoming lounge featuring exposed floorboards, two front-facing windows and an attractive chimney breast with solid timber mantel. The kitchen provides space for a range of appliances, including a cooker, fridge/freezer, washing machine and dishwasher, together with a practical one-and-a-half bowl sink and drainer.

A particular highlight is the large, light-filled room to the rear, which provides a wonderful additional space for modern family living. With windows on three sides and three skylights overhead, the room is flooded with natural light and enjoys a lovely outlook towards the garden. Currently used by the vendors as a playroom and dining room, it offers excellent flexibility and could equally be used as a family room, home office or entertaining space.

The ground floor also benefits from a WC and useful under-stairs storage, while upstairs are three bedrooms comprising two doubles and a single, along with the family bathroom and further useful storage on the landing.

Outside, the property continues to impress. The front provides off-street parking for two cars, with a pathway leading to the entrance and a flower bed alongside. A side gate leads through to the rear garden, which is a particularly generous feature of the property. There is a substantial patio, ideal for outdoor furniture and summer dining, leading onto a lawned area and a timber pergola-style seating area. To the far end is a good-sized metal storage shed and a further gate providing access to the rear lane.

Located in the heart of Shirehampton, the property is within easy reach of the local High Street, offering a range of shops, cafés, takeaways, services and everyday amenities. Shirehampton railway station is also nearby, while regular bus services and the Portway provide convenient connections into Bristol and the surrounding area. The M5 is readily accessible, making the property particularly appealing to commuters.

Families are well catered for, with local primary schools, nursery and childcare provision nearby, as well as secondary education within the wider BS11 area. The surrounding area also offers a good selection of parks, open spaces and countryside, providing plenty of opportunities for outdoor recreation.

A superb family home offering generous accommodation, excellent outside space and a versatile additional living area, all in a convenient Shirehampton location. Early viewing is highly recommended.







Total area: approx. 82.9 sq. metres (892.2 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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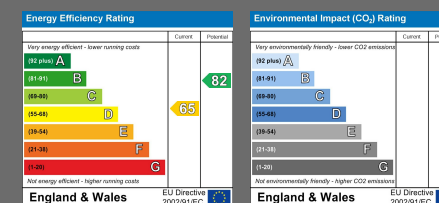
3 BEDROOMS
TENURE - FREEHOLD

- Three-bedroom semi-detached family home
- Generous rear garden with excellent entertaining space
 - Good-sized garden storage shed
- Well-equipped kitchen with space for multiple appliances
- Close to Shirehampton High Street and local amenities

2 RECEPTION ROOMS
IN ALL 893.00 SQ FT

- Off-street parking for two cars
- Bright and versatile additional living space to the rear
- Spacious lounge with exposed floorboards and feature chimney breast
 - Downstairs WC – ideal for family living
- Convenient for Shirehampton railway station and local bus routes

2 BATHROOMS
COUNCIL TAX BAND - B



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