GOODMAN & LILLEY



9 PEMBROKE AVENUE

SHIREHAMPTON
BS11 9SJ



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- No onward chain
- Planning Permission approved to extend
- Cosy log-burning stove
- Walking distance to Shirehampton village amenities
- Off-road parking
- Beautiful Victorian semi-detached family home
- Two character reception rooms with exposed floorboards
- Extended kitchen with breakfast bar
- Excellent access to Bristol City Centre, the Portway and M5

PROPERTY DESCRIPTION

A Characterful Victorian Home with Generous Garden, Off-Road Parking & Wonderful Family Accommodation

Set in a highly convenient position just off Station Road, this handsome Victorian semi-detached home offers a wonderful combination of period character, generous accommodation and one of the property's standout features – a substantial and beautifully established rear garden.

From the attractive tiled pathway and traditional front door, the character of the property is immediately apparent. Inside, the impressive entrance hall features original-style geometric floor tiles, setting the tone for a home where many of the defining features of its Victorian heritage have been carefully retained and complemented by thoughtful improvements.

The front reception room is a particularly inviting space, with a large bay window overlooking the front garden and a bespoke window seat making the most of the natural light. Exposed wooden floorboards, fitted cabinetry and a log-burning stove add warmth and character, while bespoke timber bi-fold doors open into the adjoining dining room.

The dining room provides an excellent space for family meals and entertaining, with exposed floorboards, a feature fireplace and double doors leading directly out onto the rear patio. When opened up, the two reception rooms create a particularly impressive area for entertaining.

The extended kitchen is bright, practical and well connected to the garden. Fitted units are complemented by generous work surfaces, an inset sink with swan-neck mixer tap, integrated hob and raised oven, together with a useful breakfast bar. A further door provides direct access outside, making the kitchen particularly well suited to family life.

A ground floor WC adds further practicality and has been sympathetically styled to complement the character of the property, with provision for a shower.

The rear garden is undoubtedly one of the highlights of this home. Generous in size and enjoying a good degree of privacy, the garden is predominantly laid to lawn with established planting, useful storage sheds and a mature pear tree. Beneath the tree sits a charming children's treehouse, adding a lovely touch to what is an exceptionally useful outdoor space for both entertaining and family life.

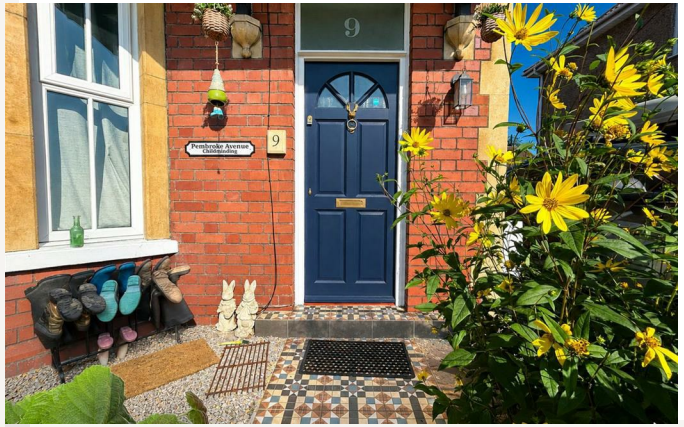
Upstairs, there are three well-proportioned bedrooms, including two comfortable doubles and a good-sized single. The two principal bedrooms each retain attractive feature fireplaces, while the high ceilings throughout the first floor add to the sense of space and light.










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Pembroke Avenue















The family bathroom continues the property's period theme with a traditional high-level WC with pull chain, creating a distinctive and characterful finish.

There is also exciting potential for those looking to create additional accommodation in the future. The substantial loft space has previously been considered for conversion, with plans prepared and a doorway already created in readiness for a staircase. Any future conversion would, of course, be subject to the necessary consents.

Externally, the property benefits from valuable off-road parking to the front - a particularly desirable feature in such a popular and established village location.

The Location

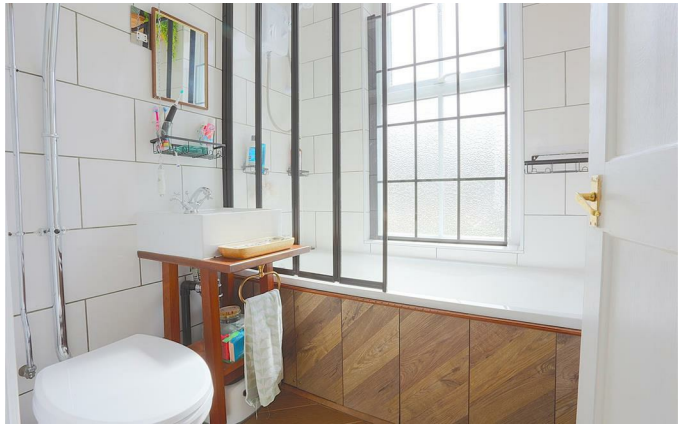
Pembroke Avenue is ideally positioned just off Station Road, placing the property within easy reach of the centre of Shirehampton and its excellent range of everyday amenities. Local shops, cafés, supermarkets and independent businesses are all close by, while Shirehampton Railway Station provides convenient rail connections towards Bristol Temple Meads and beyond.

For commuters, the Portway and M5 are readily accessible, while the surrounding area offers an enviable choice of green spaces and countryside. Blaise Castle Estate, Kings Weston House and the Avon Gorge are all within easy reach and provide excellent opportunities for walking, cycling and enjoying the outdoors.

The location is particularly well suited to families, with Shirehampton Primary School, St Bernard's Catholic Primary School and Oasis Academy Brightstowe all within the wider local area.

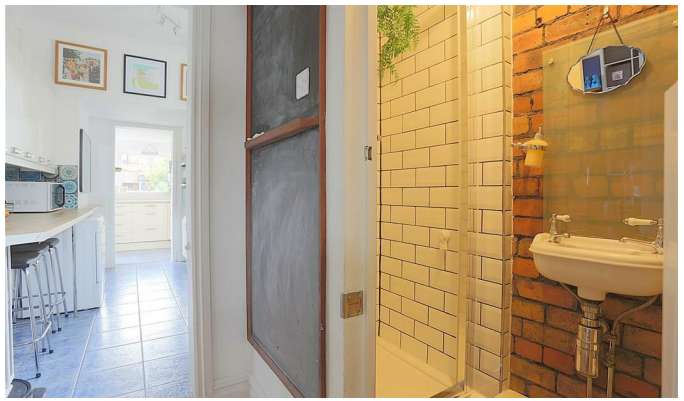












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FLOORPLAN



Total area: approx. 93.4 sq. metres (1005.4 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.

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
SQ FT

COUNCIL TAX BAND : C

RECEPTION ROOM : 2

BEDROOMS: 3

BATHROOMS : 2

FREEHOLD

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