



32 CHURCH LEAZE,
SHIREHAMPTON, BS11 9SZ

GOODMAN
& LILLEY



Property Description

4 Bedroom Semi-Detached Family Home | Church Leaze, Shirehampton

Positioned on the ever-popular Church Leaze, this impressive four bedroom semi-detached home offers a superb blend of space, versatility, and future potential in one of Shirehampton’s most desirable residential locations. Perfectly suited to growing families, the property enjoys a strong community setting while being conveniently placed for local amenities, reputable schools, and excellent transport connections.

Beautifully extended to the side over two storeys and a rear kitchen extension this home provides generous and well-balanced accommodation throughout. A welcoming porch opens into a spacious entrance hallway, setting the tone for the rest of the property. To the front, the comfortable lounge is a warm and inviting space, enhanced by a feature log burner—ideal for cosy evenings in.

To the rear, the heart of the home is the stylish kitchen and spacious diner and seating area, with built in utility cupboard, all thoughtfully designed to overlook the garden. The space has been enhanced by an extension featuring a skylight, flooding the modern fitted kitchen with natural light and creating a bright, airy and sociable environment - perfect for family life and entertaining alike.

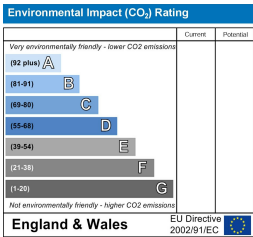
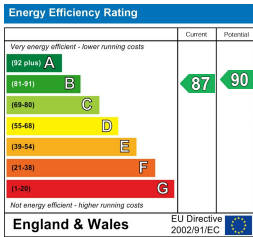
Upstairs, the property continues to impress with four bedrooms

comprising three generous doubles, two with fitted cupboard space and a single. The principal bedroom benefits from its own ensuite shower room, while the modern family bathroom is notably larger than average, offering excellent practicality for busy households.

Externally, the property enjoys a good-sized rear garden, mainly laid to lawn and offering a wonderful outdoor space for children, pets, or relaxed summer entertaining. Additional features include a shed and raised planting beds for those with a love of gardening. To the front, there is off-street parking along with a garage, which also presents exciting potential for conversion into an additional reception room, home office or playroom (subject to the necessary consents).

Church Leaze remains a highly sought-after location within Shirehampton, offering a true sense of community alongside excellent convenience. Nearby amenities are easily accessible, while families will appreciate the close proximity to well-regarded primary schools. For commuters, Shirehampton railway station provides direct links into central Bristol, including Bristol Temple Meads, while the M5 motorway is just a short drive away, ensuring excellent regional connectivity.

This is a fantastic opportunity to acquire a substantial, extended family home in a prime residential setting with scope to further enhance and personalise over time.

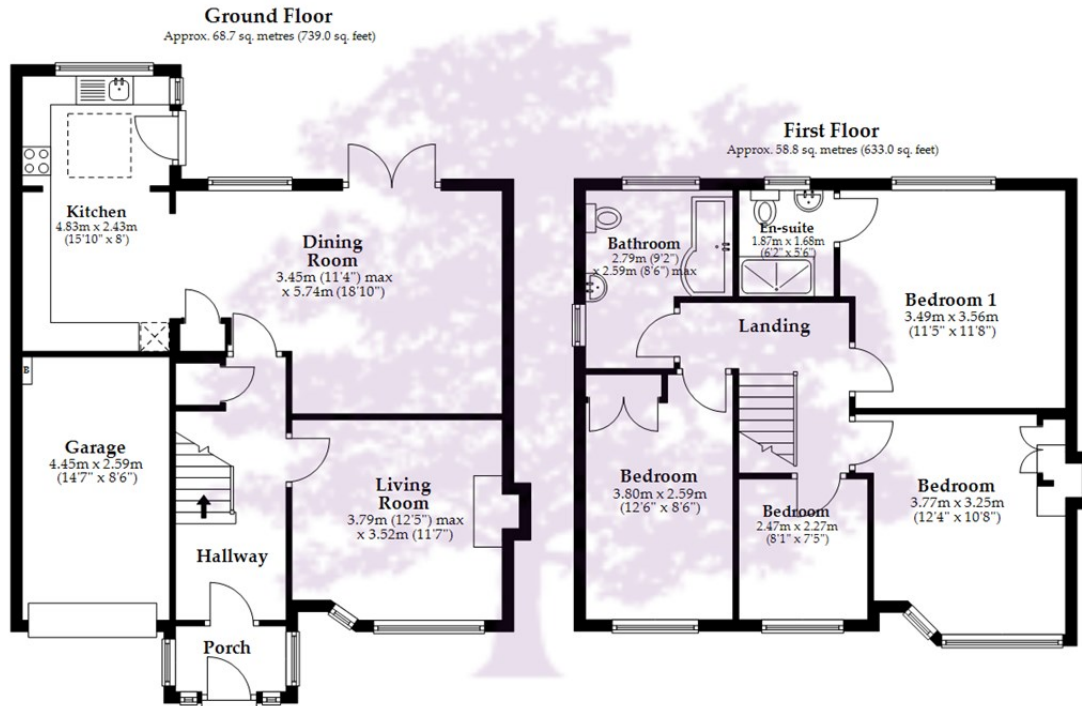


- Spacious 4 bedroom semi-detached family home
 - Bright and airy kitchen/diner with skylight extension
 - Garage with excellent conversion potential (STPP)
 - Highly sought-after residential location in Shirehampton
 - Owned solar panels
- Three double bedrooms plus a single bedroom
 - Separate lounge with feature log burner
 - Off-street parking plus additional front garden parking potential
 - Walking distance to local schools and amenities
 - EPC - B



£450,000





Total area: approx. 127.5 sq. metres (1372.0 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 PlanLip.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.