



50 The Crescent, Bristol, BS9 2JS

£465,000

GOODMAN  
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THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 50 The Crescent, Bristol, BS9 2JS

This bright and spacious 3-bedroom semi-detached home has been tastefully extended to offer flexible family living with character features and contemporary design. Situated on a popular, peaceful road in Sea Mills, it's just moments from local shops, green spaces, and transport links, making it ideal for families and professionals alike.

Step into a generous entrance hall that sets the tone for this warm and welcoming home. The front lounge features a beautiful fireplace and a rare curved wooden door, perfect for cosy evenings. To the rear, the extension has transformed this property into a truly impressive open-plan living space, the perfect hub for family life or entertaining. At its heart is a beautifully finished shaker-style kitchen, complete with marble-effect worktops, a built-in double oven, electric hob, and a stainless steel extractor fan. A 1½ sink with a swan neck mixer tap and drainer sits beneath a window overlooking the garden, bringing in plenty of natural light and offering a pleasant view while you cook or clean. There's designated space for a dishwasher, keeping the layout clean and functional.

The entire space is finished with wood-effect flooring, adding warmth and continuity throughout, while three overhead skylights and bi-fold doors ensure the room is flooded with natural light from morning to evening.

A thoughtfully designed downstairs WC includes a full shower and integrated utility area, with appliances hidden in sound-dampening cupboards.

Upstairs, you'll find three excellent-sized bedrooms and a modern family bathroom.

Outside Space: The rear garden is a private green haven, with a neat lawn, raised beds currently used as vegetable patches, and space to relax or entertain. The two garden sheds offer ample storage, and the original air raid shelter adds a unique historical touch. To the front, the property benefits from off-street parking and a lawned area bordered by mature planting.

Tenure: Freehold

Local Authority: Bristol Council

- Stylish open-plan kitchen/diner/snug with three skylights and bi-fold doors
- Lawned rear garden with raised vegetable beds, two sheds & original air raid shelter

- Cleverly designed ground floor WC with shower and laundry/utility cupboards
- Off-street parking and landscaped front garden with shrubs and lawn
- Sea Mills Train Station – 4 mins by car, Sea Mills Primary & Well Pharmacy – 9 mins walk
- Peaceful location close to Sea Mills amenities, schools, and green spaces

### Location

Hugely popular area with Blaise Castle Estate and Kings Weston Estate close by and further benefits include its close proximity to the local village's of Westbury-on-Trym and Shirehampton, bus stops, Sea Mills Train station and the A4 Portway which leads into the City Centre.

### Entrance Hall

Entrance via uPVC door leading into hallway, electrics cupboard, stairs rising to first floor

### Living Room

10'8" x 11'1"  
Window to front aspect, fireplace,

### Kitchen/Breakfast Room/Family Room

20'7" x 19'9"  
Window to rear aspect, three skylights, fireplace, bi-fold doors leading into the rear garden. Fitted with a range of wall and base units with roll top work surfaces. Built-in double oven, electric hob, and a sleek stainless steel extractor fan. One and a half stainless steel sink with mixer tap over. Plumbing for dish washer, Breakfast Bar. Opening into the family room with a door leading into the WC and utility room

### WC/Utility Room

15'0" x 3'2"  
Side door leading into the garden. Cupboard housing washing machine. Low level wc, pedestal sink, enclosed shower cubicle.

### First Floor Landing

Window to side aspect, access to loft space.

### Bedroom 1

10'11" x 13'7"  
Three windows to rear aspect, cupboard housing Combi-Boiler, radiator

### Bedroom 2

10'8" x 11'5"  
Window to front aspect, radiator, fitted wardrobes

### Bathroom

Window to front aspect, panel bath with shower over, pedestal sink, low level wc, radiator

### Bedroom 3

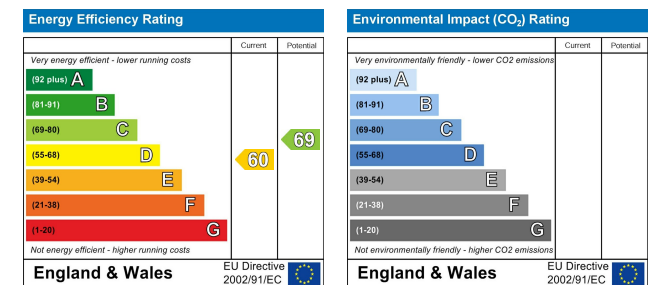
10'11" x 7'5"  
Window to rear aspect, radiator

### Gardens

The rear garden is a private green haven, with a neat lawn, raised beds currently used as vegetable patches, and space to relax or entertain and a good size greenhouse. The two garden sheds offer ample storage, and the original air raid shelter adds a unique historical touch. To the front of the property benefits from off-street parking and a lawned area bordered by mature planting, there is also side access which leads to the front garden.

### Parking

There is parking to the front



Bristol

9 High Street, Shirehampton

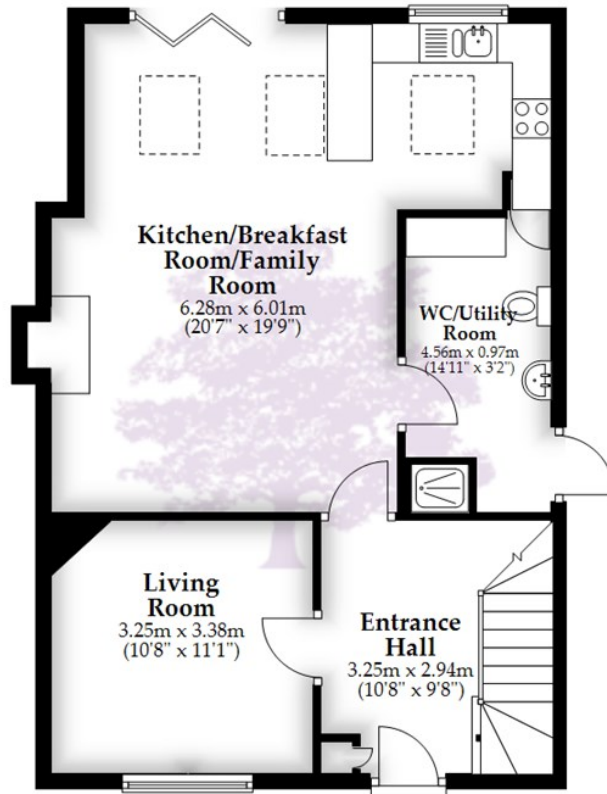
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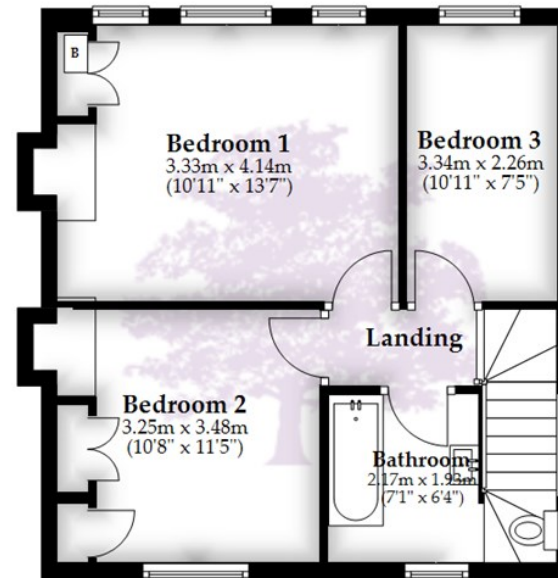
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### Ground Floor



### First Floor



Total area: approx. 120.7 sq. metres (1299.5 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.



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