# 9 BURNHAM ROAD, SHIREHAMPTON, BS11 9QP

GOODMAN & LILLEY

# 9 Burnham Road

## Shirehampton BS11 9QP

- Beautifully extended four-bedroom semi-detached family home
- Four generous double bedrooms
- Stunning open-plan kitchen/dining room flooded with natural light
- Driveway providing ample off-road parking for multiple vehicles
- Walking distance to Shirehampton High Street and local amenities
- Double-storey side extension and single-storey rear extension
- Three versatile reception rooms
- Useful home office/playroom offering flexible family living
- Rare position backing directly onto Shirehampton allotments
- Short walk to Shirehampton Railway Station with direct links to Bristol

### Property Description

A Rare Opportunity to Acquire an Exceptional Family Home in One of Shirehampton's Most Desirable Locations

Positioned on the ever-popular Burnham Road, this beautifully extended four-bedroom semi-detached home offers an outstanding combination of generous family accommodation, versatile living space and a truly remarkable setting. Backing directly onto the neighbouring allotments, the property enjoys a level of privacy and open green outlook that is exceptionally rare within Bristol, creating a peaceful environment that immediately sets this home apart.

Burnham Road occupies a superb position alongside the historic Shirehampton Garden Suburb, widely recognised as Bristol's first Garden Suburb. Although built later than the original Garden Suburb development, the home benefits from the same leafy surroundings, generous open spaces and wonderful sense of community that have made this part of north-west Bristol such a sought-after place to call home.

The property immediately impresses from the roadside with its attractive frontage, excellent kerb appeal and generous off-road parking for several vehicles. A spacious entrance porch welcomes you inside, opening into a bright and inviting hallway that provides access to the beautifully arranged accommodation.

To the front of the property is a cosy snug, perfect as a family room, reading room or peaceful retreat. To the rear, the principal lounge is a wonderful place to relax, with large windows framing beautiful views across the rear garden and filling the room with natural light throughout the day.

The heart of the home is undoubtedly the impressive extended kitchen/dining room. Thoughtfully designed to create a superb entertaining and family space, the extension allows natural light to pour through the rear windows, creating a wonderfully bright and airy atmosphere. The contemporary kitchen offers an excellent range of fitted units, modern integrated appliances and generous worktop space, while the dining area comfortably accommodates family meals as well as larger gatherings with friends.

Leading directly from the kitchen is a further reception room that offers excellent flexibility for modern family living. Whether used as a home office, children's playroom, hobby room or additional sitting room, it provides valuable extra space that can easily adapt to changing needs.

The first floor continues to impress with four genuine double bedrooms, a rarity for homes of this type. The spacious bedroom created as part of the double-storey extension enjoys the luxury of its own en-suite shower room, while the remaining bedrooms are all generously proportioned and served by a beautifully extended family bathroom.

Stepping outside, the rear garden is simply outstanding. Enjoying an excellent position for sunshine throughout much of the day, it has been lovingly maintained to create a wonderful outdoor space for the whole family. Predominantly laid to lawn, the garden is complemented by mature shrubs, established planting and colourful borders that provide interest throughout the seasons. A generous patio offers the perfect spot for al fresco dining, entertaining guests or simply enjoying a quiet evening overlooking the garden, while a useful storage shed is positioned towards the rear.

What makes this garden truly special, however, is its unique relationship with the adjoining allotments. A side gate provides access to a lane, which in turn leads to the gated allotments for those who rent a plot. Rather than backing directly onto neighbouring houses, the garden enjoys uninterrupted views across the allotments, creating a remarkable sense of openness, privacy and tranquillity. The absence of immediate rear neighbours means birdsong replaces the usual sounds of suburban living, while the changing colours of the cultivated plots provide a picturesque backdrop throughout the year. It is a setting that is becoming increasingly difficult to find and one that truly elevates this home above the ordinary.

The location is equally impressive. Shirehampton High Street is within comfortable walking distance and offers an excellent range of everyday amenities, including independent cafés, local bakeries, convenience stores, supermarkets, pharmacies, takeaways and other essential services, all contributing to the area's welcoming community atmosphere.

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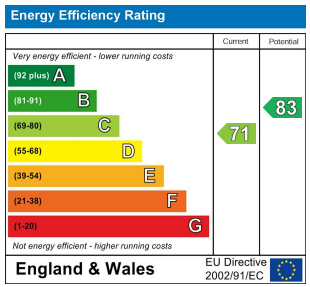
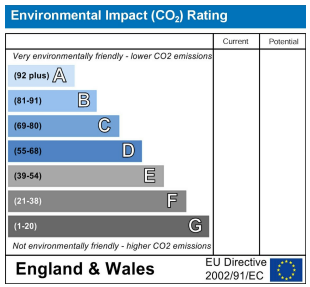
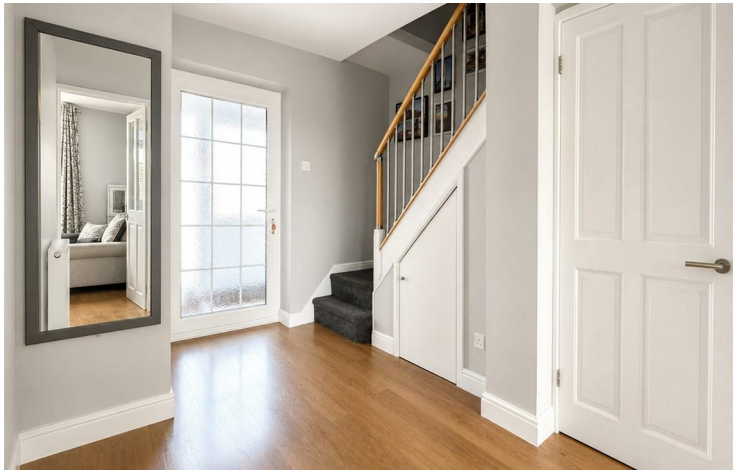
For those commuting into Bristol, the property couldn't be better placed. Shirehampton Railway Station is just a short walk away, providing regular services along the Severn Beach Line into Bristol Temple Meads, with convenient stops including Sea Mills, Clifton Down, Redland and Montpelier. The nearby Portway (A4) offers a straightforward route into Bristol city centre while also providing access to the beautiful Avon Gorge and Clifton. For travel further afield, the M5 motorway is only a short drive away, offering excellent connections to the South West, South Wales, the Midlands and the national motorway network, making this an ideal location for commuters.

Homes offering this combination of size, flexibility and such an exceptional position seldom become available. With beautifully extended accommodation, four generous double bedrooms, versatile reception rooms, outstanding gardens and one of Shirehampton's most unique and peaceful outlooks, this is a truly special family home that must be viewed to be fully appreciated.





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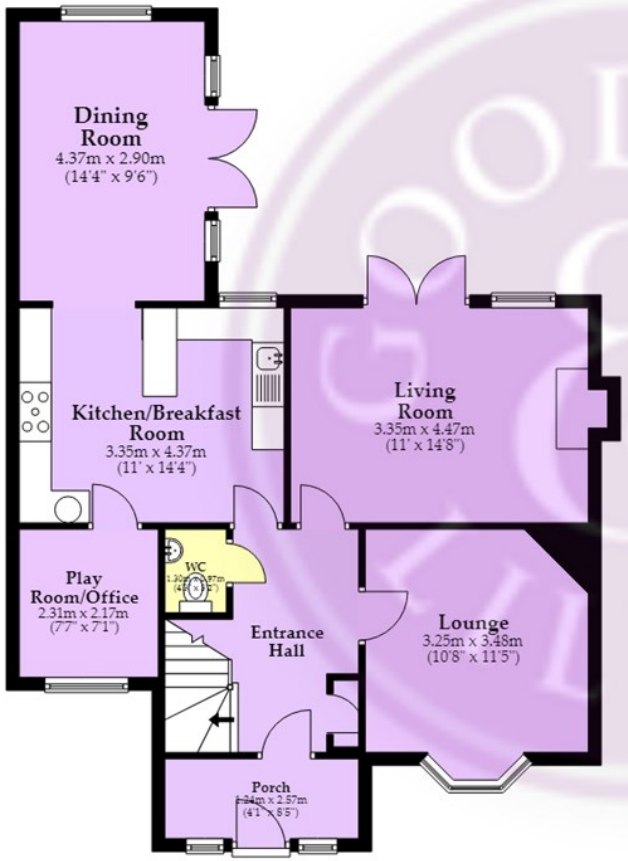
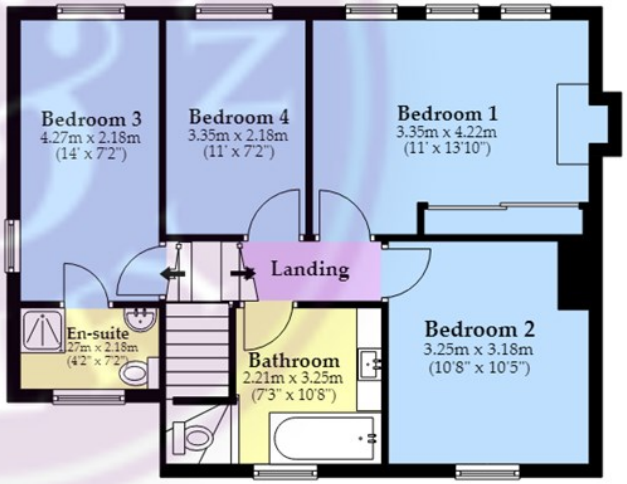
## Ground Floor

Approx. 74.9 sq. metres (805.7 sq. feet)




## First Floor

Approx. 56.5 sq. metres (608.6 sq. feet)




Total area: approx. 131.4 sq. metres (1414.3 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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