



| Shirehampton Road |

Guide Price £435,000

leese & nagle 



# 100 Shirehampton Road, Bristol, BS9 2DT

- 3 Bedrooms
- Semi Detached
- Brick Built
- Stunning Kitchen/Diner
- Beautiful Garden
- Superb Transport and Motorway Links

A fantastic 3-bedroom semi-detached family home that is ready to move straight into. With great living spaces, a lovely garden and 3 good sized bedrooms, this property is sure to be popular. Key features include its connection with the Blaise Estate, proximity to Stoke Bishop Church of England School and it being within walking distance of the train station that networks to Temple Meads.

The property is accessed to the front into a welcoming entrance hall with hard wearing wooden flooring, built in storage cupboard with shelving, access to the living spaces and stairwell to the first floor. The lounge is to the front with bay window, is well-presented with wall lights and is carpeted. To the rear of the property the house has been opened up to create a wonderful open plan kitchen/diner that has windows overseeing the garden and acts as the hub of the house. The superb kitchen (newly fitted in 2024) offers modern, contemporary living of top quality. The kitchen comprises a range of wall and base units, quartz worktop with a tiled splashback, sink, space for range cooker, a range of integrated appliances including; fridge/freezer, dishwasher, wine cooler and a bespoke fitted wine rack. Under the stairs there is a cupboard that has plumbing for the washing machine and space for additional storage. The dining area is a great space to enjoy with wooden panelling, built in storage and shelving into the alcoves and feature wood burning stove. There is a tiled floor that runs throughout the kitchen/diner and finally there is a door to the side that provides access to the garden.







To the first floor, the landing gives access to the bedrooms, the bathroom, airing cupboard housing the Worcester gas combination boiler and access to the loft via hatch with ladder. Bedroom 1 is to the rear with a lovely view over the garden and towards the woodland and is carpeted. Bedroom 2 has bay window to front with view over the road, again towards the woodland and is carpeted. Bedroom 3 is to the rear with window, neutral in décor and is carpeted. The bathroom has window to front, bath with shower over, low level WC, wash hand basin, built in shelving and is fully tiled.

Outside, to the front there is a garden with lawn, low level wall with some attractive mature shrubs.

To the rear is a level garden that is enclosed and provides a lovely lifestyle opportunity, with large patio and then a lawned area. Being close to the woodland there is a lovely amount of greenery in the immediate area.

A superb property with so much to offer. Viewing highly recommended to avoid disappointment.

Stoke Bishop Church of England – approx. 0.5 miles  
Sea Mills Primary School – approx. 0.5 miles  
St Edyth's Church – approx. 0.45 miles  
Sea Mills Train Station – approx. 0.9 miles  
Stoke Lodge Playing Fields – approx. 0.43 miles  
Amenities on Shirehampton Road – approx. 0.2 miles



**Energy Performance Certificate  
Rating D**

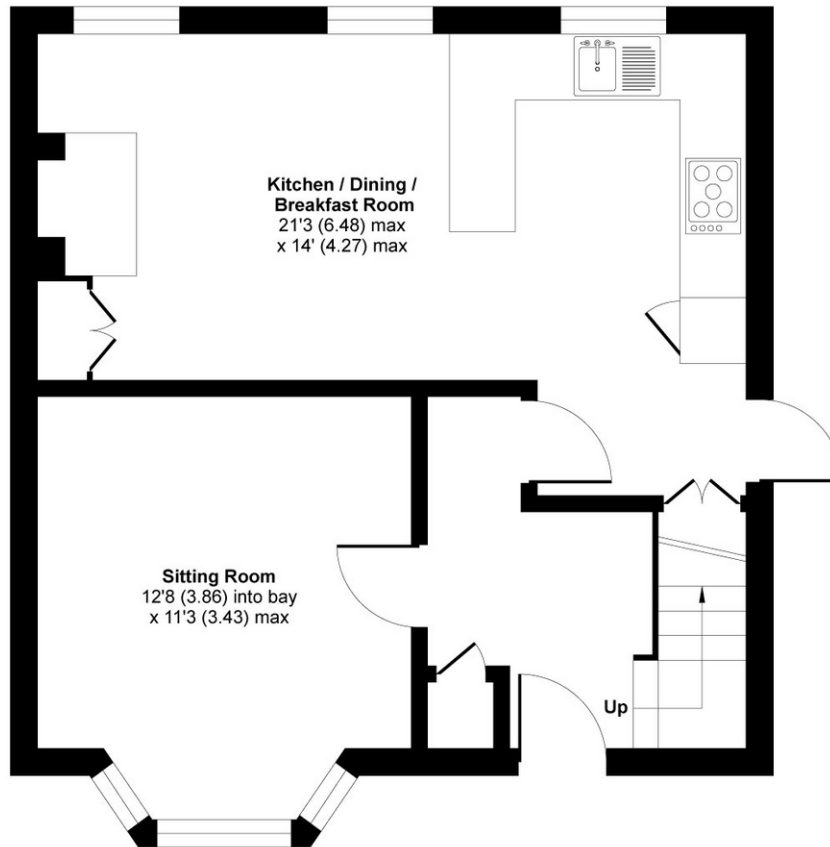
Council Tax Band C



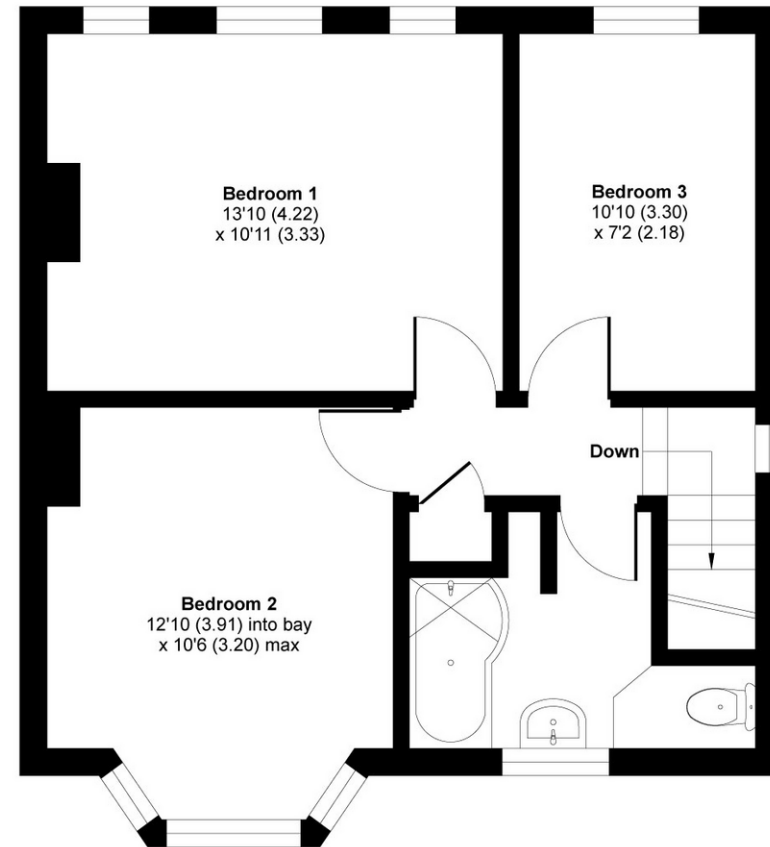
# Shirehampton Road, Bristol, BS9

Approximate Area = 958 sq ft / 88.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Leese & Nagle. REF: 1116481



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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