



HILLSIDE, 11A CHURCH ROAD,
LOWER ALMONDSBURY, BS32 4ED

GOODMAN
& LILLEY







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LOWER ALMONDSBURY BS32 4ED

ASKING PRICE
£775,000

Occupying a prime central position in the heart of the ever-popular and highly sought-after village of Lower Almondsbury, we are delighted to present this superb detached family home.

Viewing is highly recommended to fully appreciate all that is on offer here. Call, Click or Come in to visit our experienced sales team.

Summary

Finished to an exceptional standard throughout, the property offers approximately 2,000 sq ft of beautifully appointed accommodation. It features four spacious double bedrooms, including a luxurious master suite with en suite bathroom, as well as generous open-plan living areas perfect for modern family life.

Externally, the home is complemented by attractive, well-maintained gardens, a detached double garage with electric door, and off-street parking.

Location

The quaint and desirable village of Lower Almondsbury is tucked away but with easy access to the M4/M5 interchange making it an ideal location for families and commuters.

The village has a local shop, a pub, church, primary school, doctors surgery and dental surgery. With a popular primary school and falling within the catchment area of Marlwood and Castle school plus easy access to local colleges and further education facilities.

Nearby The Mall at Cribbs Causeway; the premier shopping destination in the South West, is just a short drive away. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which cater for all your needs. With 'The Wave', England's first inland-surfing destination and 'Wild Place Project' the sister site of Bristol Zoo close by offering great entertainment opportunities for all ages.

Accommodation

Please see the floorplan for room measurements and the property layout.

Ground Floor

Entrance Porch

Via entrance door to porch with door to:

Entrance Hallway

With open return stairs rising to first floor, cupboard and doors to:

Downstairs Cloakroom

With obscure window and fitted wash basin, wc and towel rail/radiator.

Sitting Room

With double glazed window to the front aspect and patio doors to the rear garden, the sitting room offers a light and generous space, feature fire surround with inset wood burning stove, radiators.

Dining Room

The dining room forms part of a wonderful open plan layout and opens directly into both the entrance hall and kitchen / breakfast room with double glazed window to the rear and French doors out to the conservatory.

Conservatory

Pentagonal double glazed conservatory with double doors into the garden, radiator.

Kitchen / Breakfast Room

With a double glazed window to the rear garden and fitted with a quality range of wall, drawer and base units, cupboards, granite worksurface over, two inset sinks with mixer tap over, built in Neff hob with AEG extractor over, Neff double eye level oven, built in fridge, built in dishwasher, and a breakfast bar, opening into both a boiler room housing the oil fired boiler and the utility room.

Utility Room / Walk in Pantry

With further extensive fitted storage, a full height double glazed window to the front aspect and double glazed door to the gardens.

First Floor

Landing

A wonderfully light and spacious first floor landing area with double glazed picture window to front elevation, radiator, airing cupboard housing hot water tank, access to loft, doors to all four double bedrooms.

Master Bedroom

With double glazed windows overlooking the rear garden, fitted wardrobes and storage with lighting within, radiator and door to a full en suite bathroom.

En Suite Bathroom

Beautiful fitted with a quality comprising bath with shower fitted over and glass screen, wash basin and wc, tiled walls, towel rail / radiator, fitted storage and feature lighting.

Bedroom Two

With double glazed window to rear aspect, radiator, wardrobe, door to:

En suite WC

Fitted again with a quality suite that offers a wash basin and wc having tiled surrounds, towel rail / radiator and double glazed window to the side.

Bedroom Three

Double glazed window to the rear of the property, radiator and built in wardrobes with lighting within.

Bedroom Four

Double glazed window to the front of the property, radiator and built in wardrobes with lighting within.

Shower Room

With obscure double glazed window to the side, and fitted suite including large walk in shower with two shower heads, vanity unit with inset wash basin, wc, tiled surrounds and a radiator.

Outside

Front Garden

With paved terrace and a seating area to the front, established borders with mature shrubs and flowers, gated access from the road.

Rear Garden

There is a fully enclosed attractive rear garden that is mainly laid to lawn with patio, seating areas, shrub and flower borders and a vegetable plot behind the garage. Gated access onto the driveway and a door to the detached double garage at the rear of the garden.

Double Garage and Parking

Accessed via a shared driveway to the side of the property there is a detached double garage with high quality electric

roller door with remote control, pedestrian door to the garden, lighting and power outlets. There is additional vehicle parking in front of the garage.

Further Information

Planning has been approved for the demolition of the existing conservatory and construction of a single-storey rear extension to enlarge the kitchen/dining area. The extension will extend to the full depth of the former conservatory and span the full width of the rear elevation up to the point where the existing utility room begins.



- Detached family home with high-quality finish throughout
- Master bedroom with en suite bathroom
- Detached double garage and ample off-street parking
- Prime location in Lower Almondsbury
- Stylish open-plan living areas
- Easy access to local amenities, schools, and transport links
- Four spacious double bedrooms
- Attractive, mature gardens





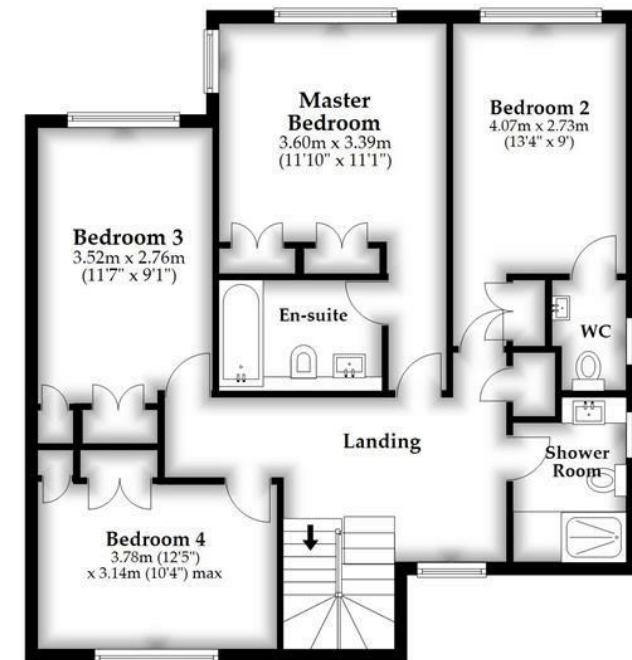
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Ground Floor



First Floor



Total area: approx. 213.1 sq. metres (2293.3 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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