23 Sandholme Road,
Bristol, BS4 3RP

Goodman & Lilley

Location

The property is situated in the sought after Brislington area, just off Sandy Park Road, BS4, which is establishing itself as a popular choice for those looking to buy a home in Bristol.

This well appointed and classy property is a minutes walk to the amenities of Sandy Park, the main hub of the area with its array of eateries and independent shops. The transport links are excellent with the number 1 bus running regularly to both Temple Meads train station (15 minutes walk) and Bristol city centre. Beyond Sandy Park you have the green spaces of Nightingale Valley, Arnos Park and Victory Park, as well as the contemporary urban spaces at the Paintworks development which also house some fantastic bars and coffee shops. For families, this location is within close proximity to a number of well regarded schools and has fantastic access to further transport links including the M32, and M5 for access to Devon/Cornwall or M4 to London.

Accomodation

Please see the floorplan for the room measurements.

Ground Floor

Entrance Hall

A welcoming and spacious entrance with doors leading into the sitting room and the kitchen/diner. Stairs leading to the first floor. Practical and essential storage space under the stairs.

Sitting Room

Elegant and on trend styled room with a nod to the era of the houses origins. Feature fireplace, cupboards and shelving in the recesses. Double glazed bay window.

Kitchen/Dining Room

Fully equipped and modern kitchen. In built electric oven, gas hobs with tiled splash back. Desirable island for food prep and entertaining, with breakfast bar seating. Floor and wall units with sink. Continued flow of engineered oak flooring throughout the entirety of the ground floor provides practicality and style as it leads to the extended dining area where French doors and additional Velux windows allow enhanced light and atmosphere.
Inbuilt and extensive cupboards provide further storage.

First Floor

Landing

Doors leading to front and back double bedrooms and family bathroom. Stairs to both ground and second floor. Velux window on second set of stairs providing additional light.

Family Bathroom

Sleek and neutral family bathroom. Toilet, sink and bath with shower screen and overhead shower. Combi boiler stored in built in cupboard. Modern towel rail and double glazed frosted window.

Bedroom 2

Double bedroom with In built wardrobe and recess shelving. Period feature fire place. Double glazed windows looking out onto the street.

Bedroom 3

Double bedroom with in built wardrobe and double glazing looking out onto the rear.

Second Floor

Master Bedroom

Expansive and relaxing master bedroom, with air conditioning unit for dual purpose of heating or air con. Eaves storage, door to ensuite and double glazed windows with extended and impressive views into the city of Bristol,

Ensuite

Spacious and tasteful ensuite with toilet,, sink and walk in shower. Double glazed frosted window.

Outside Space

Front Garden

Well appointed space with stone wall and gate, providing access to the front of the property and set back position from the public pathway.

Rear Garden

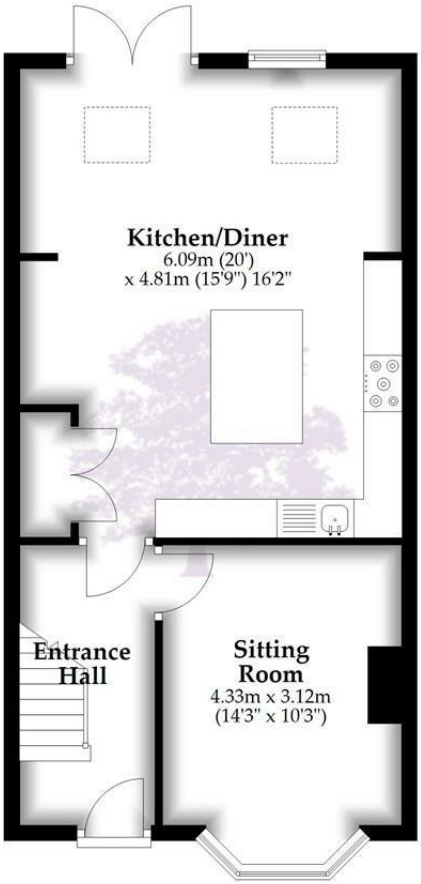
Enclosed and private rear garden with decking leading from the house for seating and outside entertaining. Low maintenance and practical artificial grass lawn and stone patio area at the top of the garden for the morning sun. Some mature and low maintenance borders for planting and shrubbery.

- Fully Renovated
- Extended Loft Conversion With Ensuite
- Three Double Bedrooms
- Extended Kitchen/Diner
- Modern And Stylish Kitchen With Island
- Onward Chain Agreed

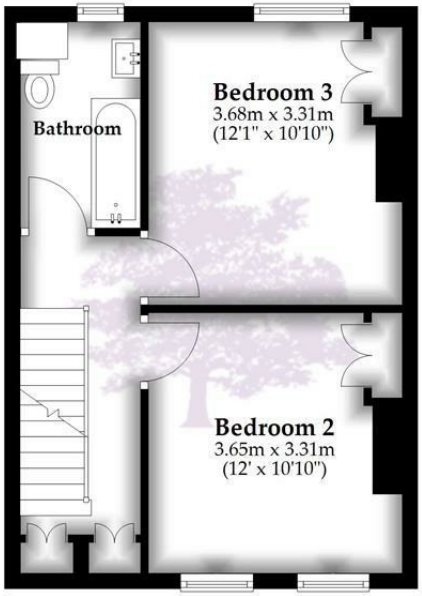
GUIDE PRICE £500,000

BRISTOL

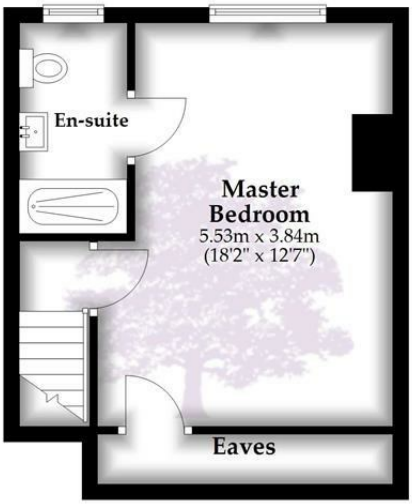
Ground Floor



First Floor



Second Floor



Total area: approx. 116.1 sq. metres (1249.5 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.

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 The Property Ombudsman

WWW.GOODMANLILLEY.CO.UK

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