4 Home Close,
Southmead, BS10 5SN

Goodman
& Lilley

A wonderfully presented and refurbished three bedroom semi detached home situated in a popular road close to local employers, such as Airbus and Southmead hospital, good local schools and local bus routes to the city centre, Gloucester Road and Cribbs Causeway.

Summary

The accommodation in brief comprises on the ground floor of a generous sitting room to the front of the property, a quality fitted kitchen to the rear opening into a extended sunroom that is currently a dining room, lounge area and utility area which in turn provides access to the rear garden. There is an additional well fitted modern bathroom to the ground floor. To the first floor there are three bedrooms and a modern shower room. Further benefits include a sizeable rear garden and brick paved driveway parking.

Accommodation

Please see the floorplan for room measurements.

Ground Floor

Entrance Hall

The house is entered through a front door to a entrance hall with stairs to the first floor and door to the main sitting room.

Sitting Room

Double glazed window to the front, radiator, fitted fireplace, newly fitted flooring, doorway to the kitchen and door to a bathroom.

Kitchen

A refitted modern kitchen with wall and base units, work surfacing over, sink unit, integrated appliances, space for a fridge, cupboard housing the gas boiler, understair storage area, newly fitted tile effect flooring, double glazed window and door to the rear.

Bathroom

A modern fitted downstairs bathroom with white three piece suite comprising free standing oval bath with feature taps, wash basin and toilet, tiled surrounds and floor, radiator, window to the rear, extractor fan.

Sun Room

The sunroom is currently used as a dining room, lounge, utility area and is double glazed to two aspects with double doors out to the garden and fitted wood effect flooring.

First Floor

Landing

Double glazed window to the side, doors to:

Bedroom One

Double glazed windows to the front aspect, built in storage cupboard, radiator.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Shower Room

Fitted modern shower room comprising shower cubicle, wash basin and toilet with tiled surrounds and floor, radiator.

Outside

Front Driveway

Providing ample parking on a brick paved driveway and access to the house and rear garden via side gate.

Rear Garden

A great rear garden with patio, lawn and decking areas fully enclosed. Side gate back to the front of the property.

Useful Information

Local Authority: Bristol City Council

Council Tax Band: B

Services: Gas, Water, Electric and Drainage

Vendor Comment

This house has always felt like home, a place filled with warmth, laughter, and wonderful memories. From slow mornings in the sunroom to relaxed evenings barbecuing in the garden, we have loved every day we have spent here.

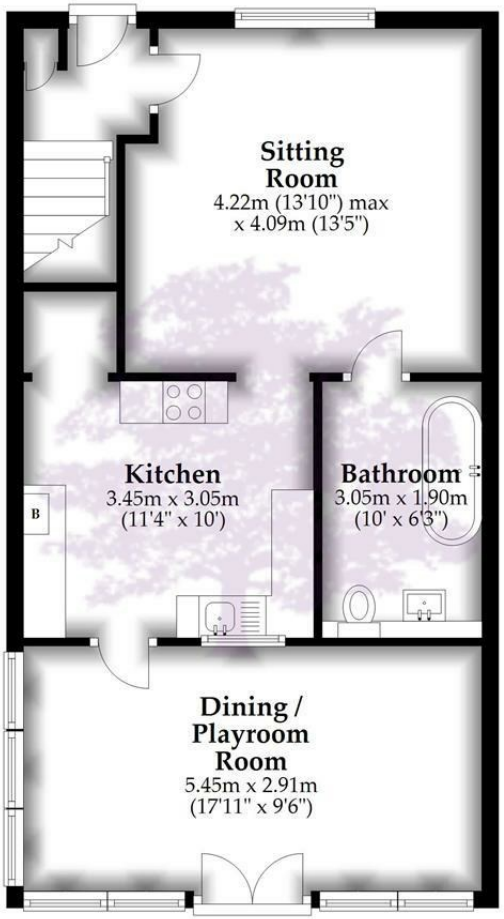
We have enjoyed this location as we are on a quiet street yet are close to shops, a park, a leisure centre and a golf course.

We are truly sad to be leaving this house to move closer to family, but we hope the next owners will create just as many special memories here as we have.

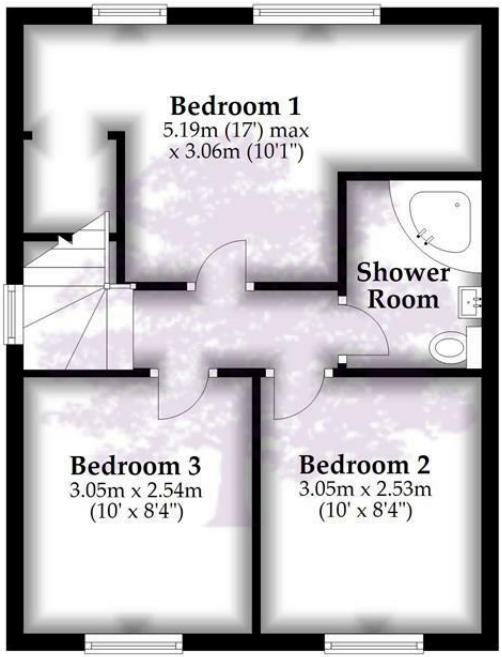
- Superb Three Bedroomed House
- Bathroom & Shower Room
- Driveway Parking
- Offered in Great Condition
- Extended To The Rear
- Great Rear Garden

Asking Price £350,000

Ground Floor



First Floor



Total area: approx. 95.3 sq. metres (1025.5 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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