



45 NIGHTINGALE RISE,
BRISTOL, BS20 8LN

GOODMAN
& LILLEY







45 NIGHTINGALE RISE

BRISTOL BS20 8LN

GUIDE PRICE
£524,000

A well-presented four-bedroom detached home, ideally located in a sought-after position with excellent public transport links. Boasting a stunning garden, garage, and driveway, this property offers both comfort and convenience.

This spacious property offers versatile living accommodation, including two generous reception rooms—perfect for both entertaining and family life. A modern kitchen is complemented by a separate utility room for added convenience. Upstairs, the master bedroom benefits from a stylish en-suite, with three further well-proportioned bedrooms and a family bathroom. Outside, the home boasts a stunning, well-maintained garden ideal for relaxing or outdoor gatherings. A garage and private driveway provide ample parking. Located close to local amenities and within walking distance of a nearby play park, this property is ideal for families looking for comfort, space, and convenience.

Upon entering the property, you are welcomed by a spacious entrance hall featuring a side window that fills the space with natural light. From here, doors lead to both the living room and the kitchen. The living room is bright and inviting, with a charming bay window to the front and a set of double doors that create a seamless flow into the dining room. The dining area enjoys direct access to the beautifully manicured rear garden, making it ideal for indoor-outdoor living and entertaining. The kitchen is fitted to a modern standard and offers a pleasant view over the garden. It opens into a practical utility room, which provides additional storage with a range of cupboards, space for a washing machine and tumble dryer, as well as access to the garden and a convenient downstairs WC.

The gallery-style first-floor landing is flooded with natural light and provides access to all four

bedrooms. Three of the bedrooms are generously sized doubles, including the impressive master suite, which features built-in wardrobes, a charming character-style window seat with storage beneath, and a private en-suite shower room. The landing also gives access to the stylish family bathroom and a useful airing cupboard.

Both the front and rear gardens are absolutely stunning and have been beautifully maintained. The front garden features a mature lawn bordered by colourful flowerbeds and established trees, along with driveway parking and access to the garage. The rear garden is equally impressive, offering a private and tranquil space perfect for outdoor living. A paved patio provides an ideal spot for al fresco dining, leading onto a well-manicured lawn surrounded by mature flower and shrub borders. A garden shed is neatly tucked away behind decorative trellis and climbing plants, adding both charm and practicality to this delightful outdoor space.

- Well Presented Throughout
- Modern Kitchen And Bathrooms
- Great Transport Links
- No Onward Chain
- Stunning Front And Rear Gardens
- Utility Room With Garden Access
- Driveway Parking
- Two Reception Rooms
- Quiet Location
- Integral Single Garage





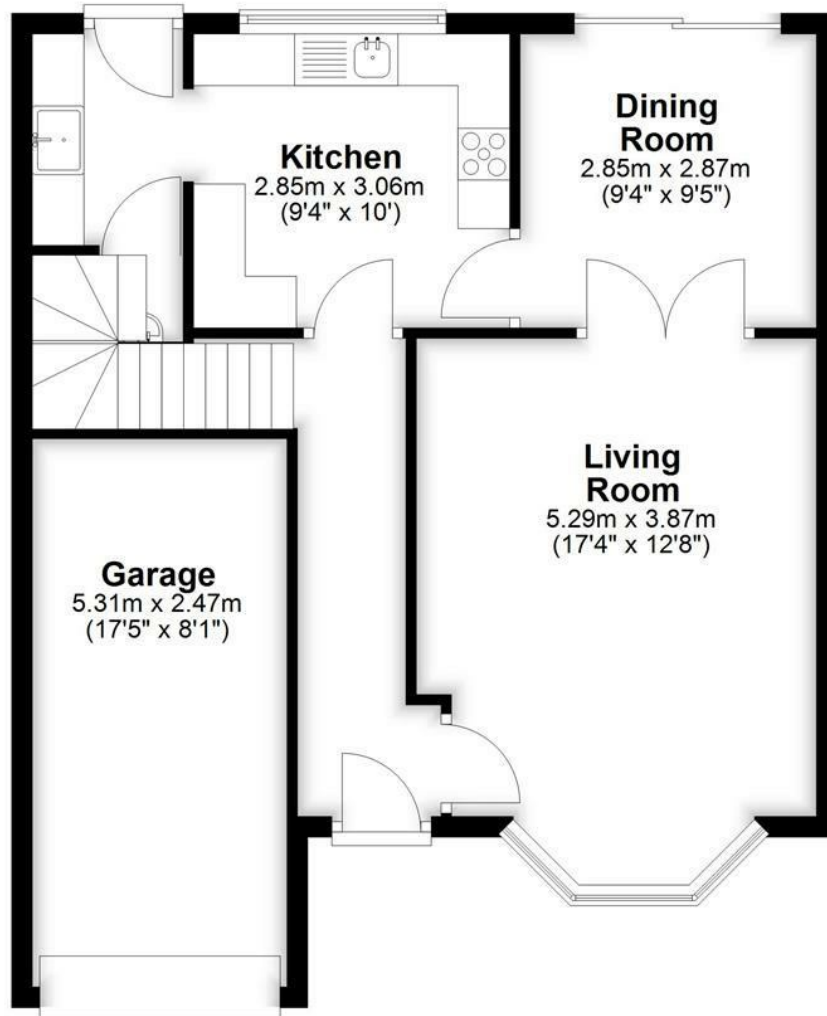


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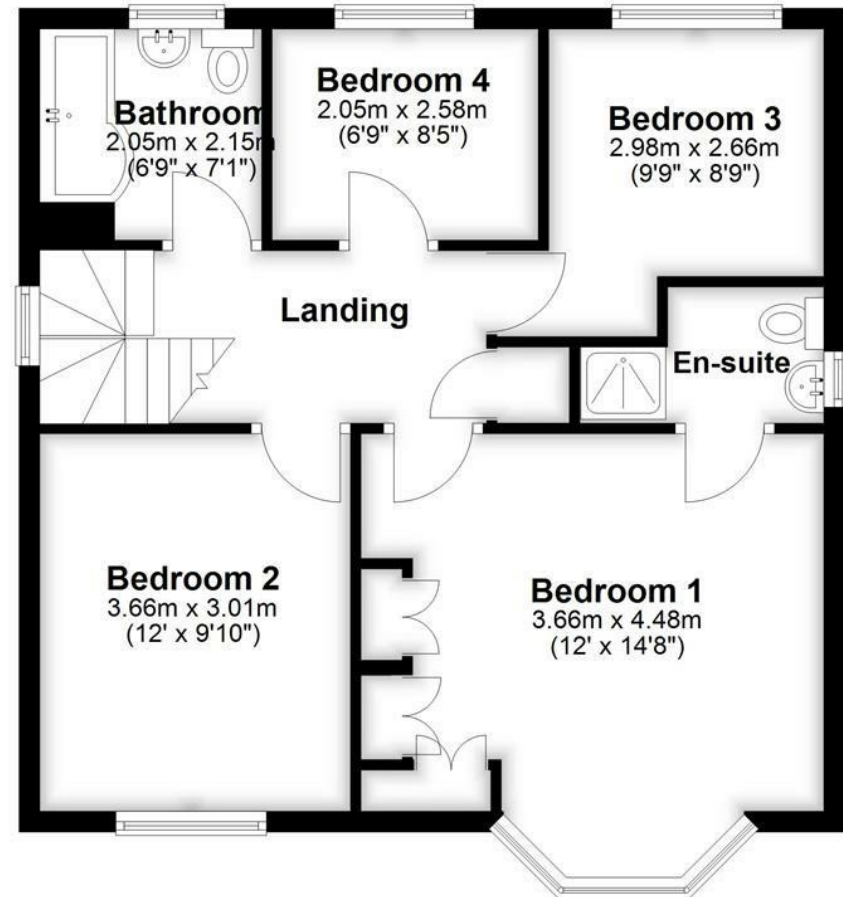
Ground Floor

Approx. 61.9 sq. metres (666.2 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



Total area: approx. 119.7 sq. metres (1288.7 sq. feet)

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