



32 FITZHARDING ROAD,
HAM GREEN, BS20 0EH

**GOODMAN
& LILLEY**



A WELL-PRICED FOUR-BEDROOM DETACHED FAMILY HOME, IDEALLY POSITIONED ON A HIGHLY SOUGHT-AFTER DEVELOPMENT THAT WILL SOON BENEFIT FROM DIRECT RAIL LINKS TO BRISTOL.

This four detached family home is located within the exclusive St. Katherines Park development in the desirable village of Ham Green — a peaceful, semi-rural setting that offers the perfect balance of countryside tranquillity and convenient access to Bristol and surrounding areas. Boasting over 1,340 sq. ft of well-appointed living space, including the garage, this home is ideally suited to growing families or those seeking versatile space in a serene environment.

The front exterior is both attractive and practical, with a block-paved driveway offering ample parking and direct access to the garage. The well-maintained lawn is framed by established shrubs, trees, and flowering plants, giving a sense of privacy and natural charm. Side access leads conveniently to the rear garden. Step inside to a welcoming entrance hallway, where natural light, neutral décor, and a sense of space greet you immediately. From here, doors lead to a generously proportioned bay-fronted living room, a convenient downstairs WC, and the large kitchen/dining area at the rear. The living room is warm and inviting, perfect for relaxing with family, with a wide bay window that allows light to pour in. An archway connects this space to the dining area, ideal for entertaining or casual family meals. The kitchen/breakfast room is well-equipped with plenty of worktop space and storage, while a separate utility room keeps laundry and appliances neatly out of sight. The dining area opens through to a conservatory, a wonderful additional space with views across the garden — perfect as a reading nook, play area, or morning coffee spot.

Upstairs, the home offers four bedrooms, three of which are generous doubles. The master bedroom features a full wall of bespoke fitted wardrobes and a stylish ensuite shower room, creating a peaceful and private retreat. The second bedroom also benefits from fitted wardrobes and plenty of natural light. A family bathroom completes the upstairs accommodation, fitted with a three-piece suite including a panelled bath, pedestal wash hand basin, and WC.

The rear garden is a blank canvas with enormous potential, beginning with a

paved patio area stretching across the rear elevation, ideal for alfresco dining or summer entertaining. Beyond the lawned area, a row of mature Leylandii trees provides privacy, though they could be removed to unlock additional space and further enhance the garden's usability.

Location

The property is nestled in the hamlet of Ham Green which enjoys both an active cricket club and a local public house. Its close proximity to Bristol makes this a popular choice with commuting families as well as those looking to benefit from the North Somerset school system. There are good schools locally as well as the highly regarded independent schools within Bristol. Nearby, the village of Pill offers a range of convenience stores, and Clifton Village with its eclectic mix of bars and boutiques is accessible only some four miles away. Being on the cusp of the countryside there are liveries and bridle paths in proximity as well as mountain bike trails and many country walks. Other sporting facilities include health and leisure as well as golf clubs. For the commuter the A369, serves the M5 motorway network and Bristol City centre. There are excellent rail services available from Bristol Temple Meads and many destinations are available from Bristol Airport.

M5 (J19) 0.5 miles, M4 (J20) 11 miles, Bristol Parkway 12 miles, Bristol Temple Meads 8.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Services Connected: Mains Water & Drainage, Gas, Electric.

Local Authority: North Somerset Council Tel: 01934 888888

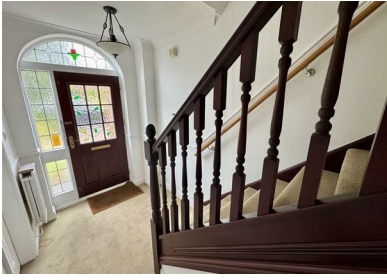
Council Tax Band: E

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

- Detached Family Home
- Two Reception Rooms
- Conservatory
- No Onward Chain
- Popular Residential Development
- Four Bedrooms (Master En-Suite)
- Priced To Sell
- Garage & Driveway
- In Need Of Some Cosmetic Improvement
- Viewing Highly Advised

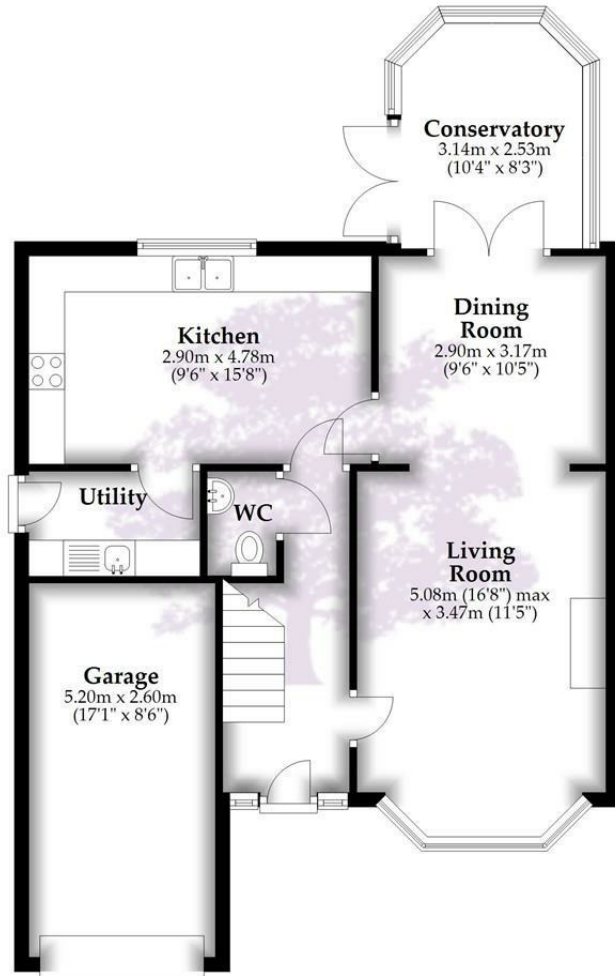


GUIDE PRICE £535,000



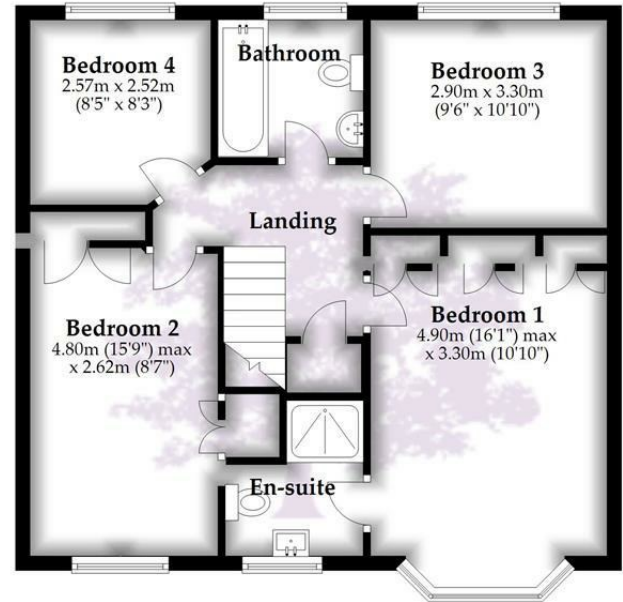
Ground Floor

Approx. 74.3 sq. metres (799.8 sq. feet)



First Floor

Approx. 60.4 sq. metres (649.7 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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