



38 OLD QUARRY ROAD,  
BRISTOL, BS11 0EW

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GOODMAN  
& LILLEY





## Property Description

Stylish 2-Bedroom Family Home with Garden and Parking –  
Shirehampton, Bristol

Excellent transport links include the M5 motorway, Portway into Bristol, and Shirehampton Train Station, making it an ideal home for commuters or young families.

This well-presented two double bedroom family home is set in a quiet, elevated spot on the edge of Shirehampton, Bristol, offering a thoughtful blend of modern updates and practical features throughout.

The heart of the home is a bright open-plan kitchen/diner, recently updated to a high standard with solid wood worktops, integrated appliances including fridge/freezer, dishwasher, and induction hob. A Belfast sink with swan neck tap provides a charming touch, overlooking the garden.

The tiered rear garden includes decked areas, ideal for outdoor dining and low-maintenance enjoyment. At the back of the property are two off-street parking spaces, accessed via a private rear lane.

Upstairs are two generously sized double bedrooms, including a master bedroom with built-in storage, along with a modern family bathroom featuring a rainfall showerhead for added comfort.

The property is just a short walk from Shirehampton High Street, with its selection of shops, cafes, and local amenities. Kings Weston Woods and Blaise Castle Estate are also easily accessible via nearby footpaths, offering peaceful green space for weekend walks.

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- Two well-proportioned double bedrooms
  - Stylish open-plan kitchen/diner with modern finish
  - Easy walk to Shirehampton High Street & local shops
  - Excellent transport links: M5, Portway, & Shirehampton Train Station
  - Two private parking spaces accessed via rear lane
  - Solid wood worktops and integrated appliances
  - Quick access to Kings Weston Woods & Blaise Castle

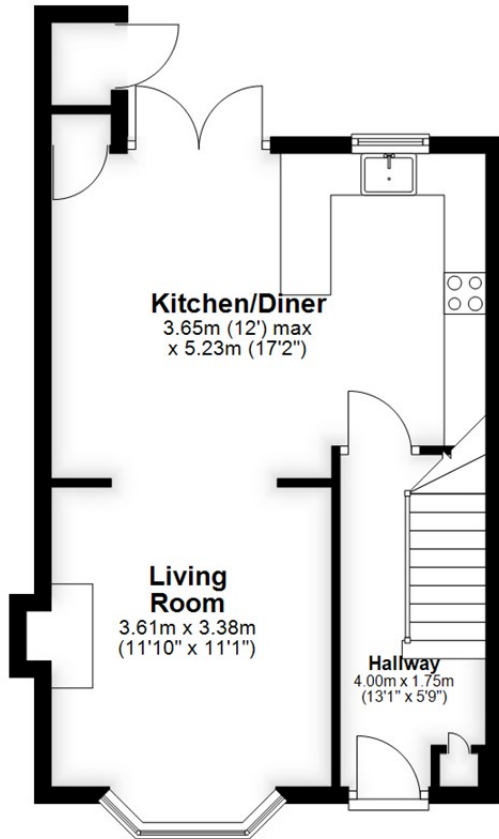


£280,000



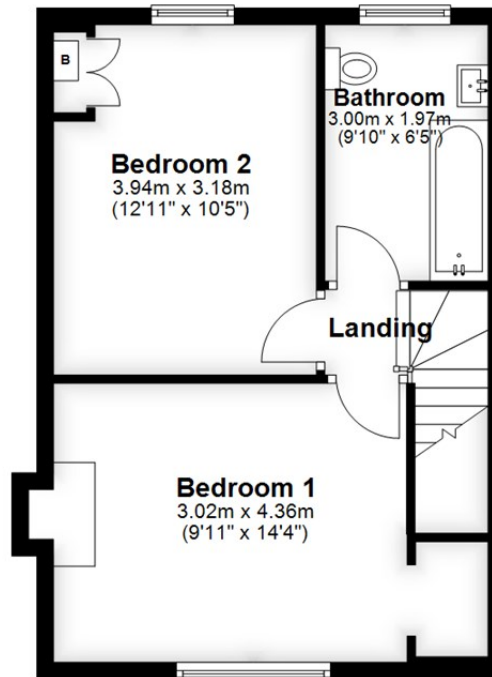
## Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



Total area: approx. 79.0 sq. metres (850.1 sq. feet)

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