



83 NIBLEY ROAD,  
BRISTOL, BS11 9XP

---

GOODMAN  
& LILLEY



## Property Description

Absolutely Stunning 3-Bedroom End of Terrace Home with Exceptional Extensions & Garden

Prepare to be impressed – this truly stunning, heavily extended three-bedroom end of terrace home is presented in immaculate condition and offers an exceptional combination of style, space, and location. Perfectly situated on one of Shirehampton’s most desirable streets, the property enjoys the convenience of nearby amenities, excellent transport links, and beautiful green spaces, making it an ideal choice for families, professionals, or anyone seeking a home that blends charm, practicality, and modern living.

At the heart of this home is the breathtaking open-plan kitchen diner, designed with vaulted skylights that flood the space with natural light. Bi-fold doors open directly onto the large, private rear garden, seamlessly connecting indoor and outdoor living. The high-quality kitchen is finished to a superb standard, with a central island and integrated appliances, creating a versatile space for cooking, dining, and entertaining that truly makes this home the centre of family life.

The side extension provides a well-appointed utility area with space for white goods and a sink, alongside a beautifully finished downstairs shower room and WC, offering both practicality and style. Leading from the utility is the garage, currently used for storage but featuring two Velux

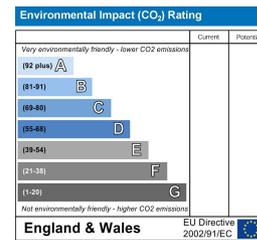
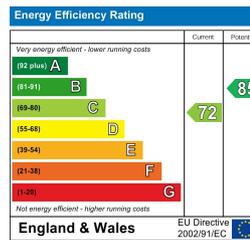
windows and excellent potential for conversion into an additional reception room, home office, or gym if desired.

At the front, a generous porch provides ample space for coats and shoes, leading into a bright and welcoming bay-fronted lounge, the perfect space to relax or entertain guests. Upstairs, the property continues to impress with two spacious double bedrooms, a good-sized third bedroom, and a modern family bathroom, all finished with high-quality fixtures and a light, airy feel.

Externally, the property benefits from a large rear garden, ideal for children, pets, or outdoor entertaining, and two off-street parking spaces, providing convenience and peace of mind.

Shirehampton is a highly sought-after village just outside Bristol, offering a combination of community charm and practical convenience. Residents can enjoy nearby walks at Daisyfields, Kings Weston Estate, and Blaise Castle, while excellent transport links via Shirehampton train station, the Portway, and the M5 motorway provide swift access into Bristol and beyond.

This property is a genuine showstopper, combining modern style with practical family living. It offers space, versatility, and immaculate presentation throughout, making it a rare opportunity not to be missed. Early viewings are strongly recommended to fully appreciate everything this exceptional home has to offer.



- Truly stunning, heavily extended 3-bedroom end of terrace home in immaculate condition
- Side extension with utility room and beautifully finished downstairs shower room/WC
- Large, private rear garden ideal for children, pets, and outdoor entertaining
- Sought-after Shirehampton location with nearby green spaces
- Breathtaking open-plan kitchen diner with vaulted skylights and bi-fold doors
- Garage with Velux windows
- Two off-street parking spaces for convenience
- A true showstopper – a home that combines style, space, and practical family living

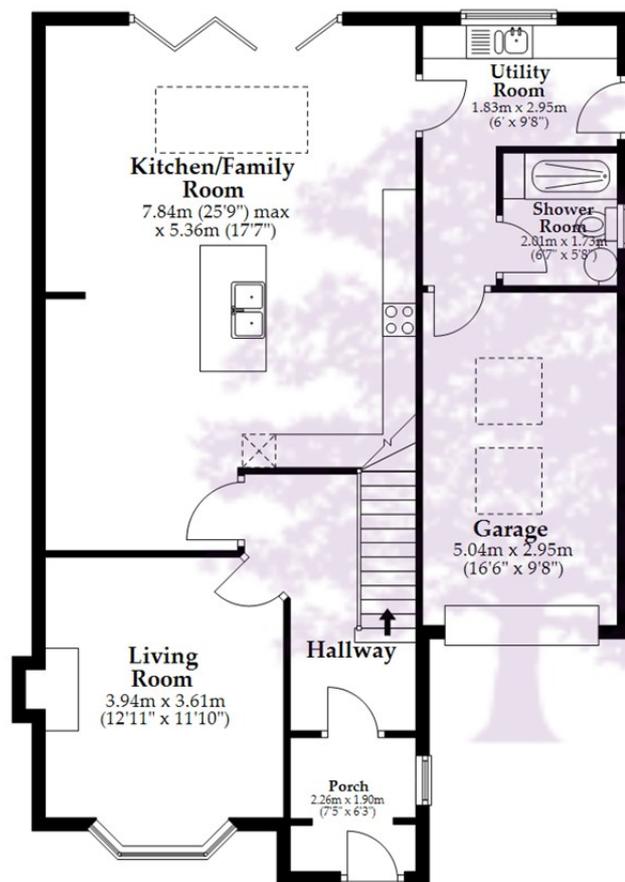


GUIDE PRICE £475,000



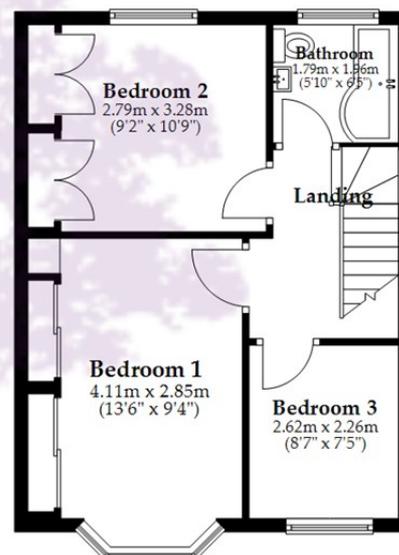
## Ground Floor

Approx. 77.9 sq. metres (838.4 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 119.0 sq. metres (1281.3 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



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.