



## 39 The Breaches, Easton-In-Gordano, BS20 0LY

Set in the desirable village of Easton-in-Gordano, this three/four-bedroom semi-detached home offers versatile family accommodation in a popular and convenient location. The property features a bright entrance hall, a well-appointed kitchen, a flexible dining room, and a living room with a log burner and access to the garden and conservatory. Upstairs, the spacious master bedroom overlooks the rear garden, with two further bedrooms, a WC, and useful eaves storage completing the first floor.

- Three/Four Bedroom Semi-Detached Home
- Downstairs Family Bathroom
- Quiet Cul-De-Sac Position
- Off Street Parking
- Option for Downstairs Bedroom
- Enclosed Rear Garden
- First Floor Cloakroom
- No Onward Chain

This three/four bedroom semi-detached home is situated in the popular Breaches area of Easton-in-Gordano and offers flexible accommodation, ideal for modern family living. Upon entering, you are greeted by a bright and airy entrance hall that sets a welcoming tone.

To the right is the family bathroom, followed by the well-appointed kitchen, which benefits from a door providing convenient access to the side and front of the property. To the left of the hallway is a separate dining room, offering excellent versatility and easily adaptable as a fourth bedroom if required. Straight ahead, the living room provides a warm and inviting space, featuring a log burner and sliding patio doors that open onto the rear garden. From here, there is also access to the conservatory, creating a lovely additional reception space that enjoys garden views and enhances the sense of indoor-outdoor living.

Upstairs, the landing leads ahead into the spacious master bedroom, positioned at the rear of the property with views over the garden. To the left is Bedroom Two, which overlooks the front of the property and benefits from an additional purpose-built storage space, making it both practical and comfortable. Bedroom Three is located to the right and also enjoys pleasant views across the garden. The first floor is further enhanced by an additional WC and useful eaves storage, adding to the overall functionality of the accommodation.

### Utility & Store Room

The property benefits from a practical utility and store room, accessed externally, offering valuable space for laundry, storage, or household equipment. This convenient addition helps keep the main living areas clutter-free while providing versatile functionality for everyday family life.

### Garden

The rear garden enjoys a sunny southerly orientation, creating a bright and inviting outdoor space perfect for relaxing or entertaining. The layout allows for a seamless connection to the living areas, enhancing the sense of indoor-outdoor living and providing an enjoyable private retreat.

### Driveway

The driveway provides ample parking, comfortably accommodating multiple vehicles for residents and visitors alike.

### Location

The Breaches is a sought-after residential area in the charming village of Easton-in-Gordano, offering a peaceful, family-friendly setting while remaining well-connected to local amenities, schools, and transport links, including easy access to Bristol and the surrounding countryside.

### Agent Notes

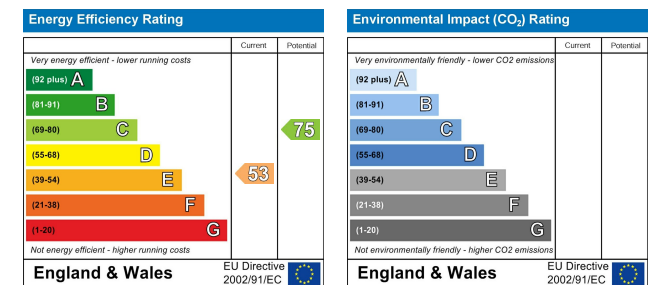
M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Council Tax Band: D

Services: All mains services connected.

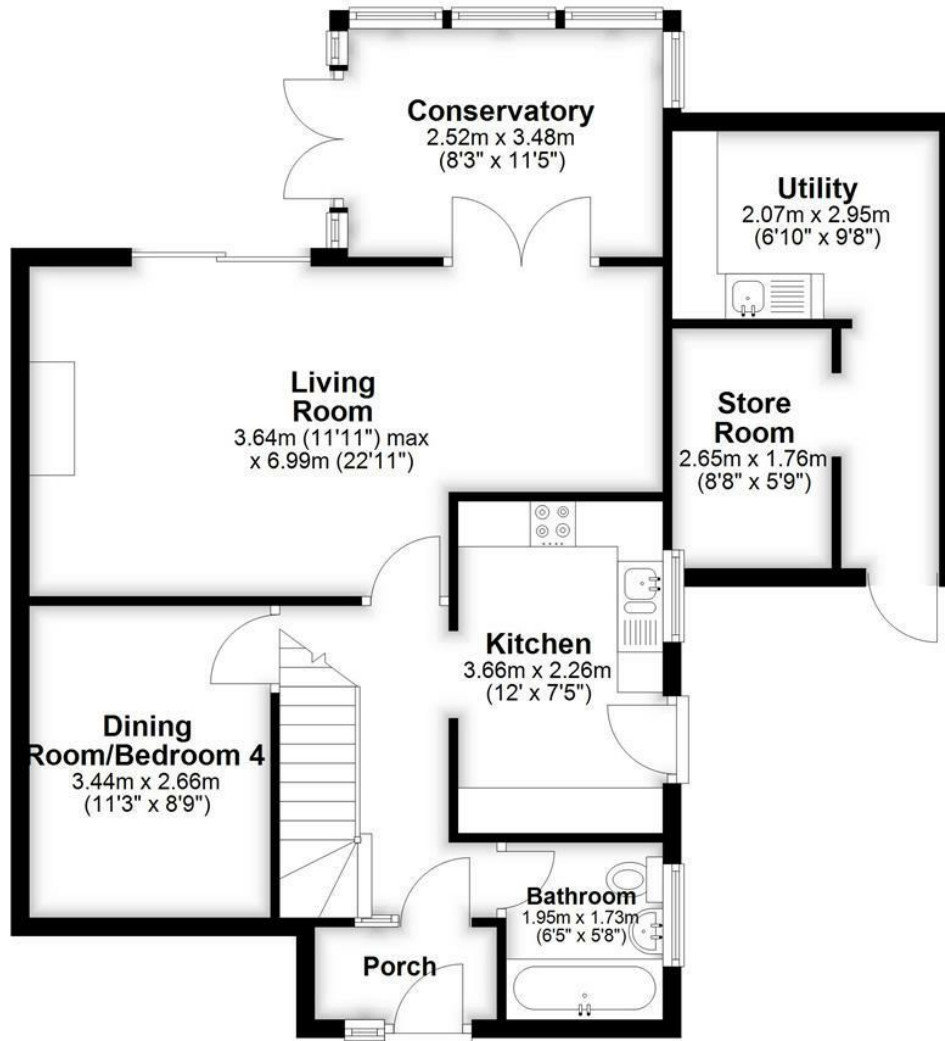
All viewings strictly by appointment with the agent  
Goodman & Lilley - 01275 430440





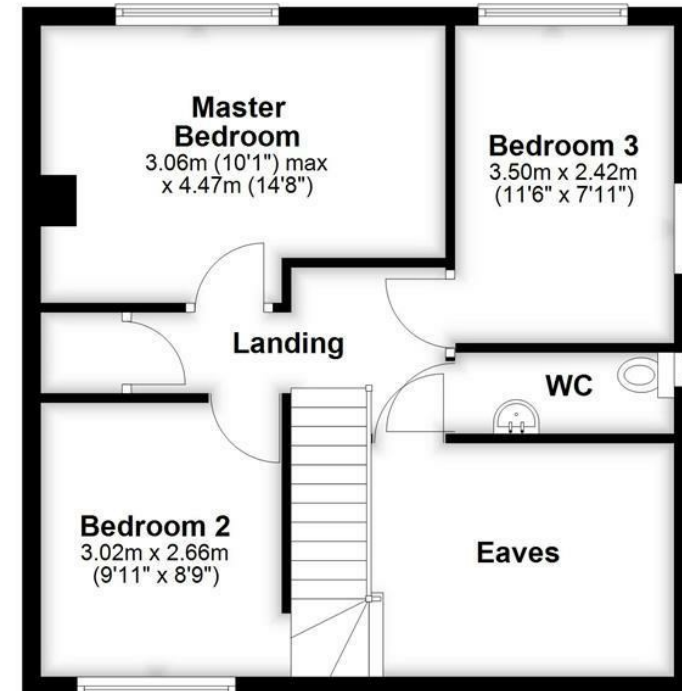
### Ground Floor

Approx. 78.3 sq. metres (843.1 sq. feet)



### First Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



Total area: approx. 128.5 sq. metres (1382.9 sq. feet)