



Shirehampton | Guide Price £485,000

leese & nagle 

15 Park Road

Shirehampton, Bristol BS11 0EF

- 4 Bedrooms
- Detached
- South Westerly Rear Garden
- Parking and Garage
- Superb Motorway and Transport Links
- Close to Amenities

Built in approximately 2000, this modern 4 bedroom detached family home offers modern family living and benefits from parking, garage, south westerly facing rear garden that is both manageable and enjoyable whilst providing superb transport and motorway links as well as an array of local amenities in Shirehampton that are a short walk away.

The property is accessed to the front into the entrance hall that gives passage to the living space, kitchen, dining room, downstairs WC as well as stairwell to the first floor. The first room you come across is the dining room to the front with window. This room allows for an ample sized dining table for the family. To the rear is the living room that connects with the rear garden via window to rear and French doors onto patio, it offers decorative fireplace with surround, coving and is light and airy benefitting the afternoon and end of day sunshine. The kitchen has window to rear, a range of wall and base units, worktops, stainless steel sink/drainer, integrated electric hob and oven as well as cookerhood and space for fridge/freezer. The final room to complete the downstairs is the rather useful utility room with door to side, additional units, wall mounted Viessmann gas boiler and plumbing for washing machine.





To the first floor the landing provides access to the bedrooms, family bathroom, airing cupboard and loft hatch. Bedroom 1 is to the front with window, fitted wardrobes and coving as well as a shower en-suite with an obscured window, shower cubicle, low level WC, wash hand basin and extractor fan. Bedroom 2 is to the rear that oversees the garden and beyond, again with fitted wardrobes and is light and airy. Bedrooms 3 and 4 are similarly proportioned and enjoy aspects to the front and rear respectively. The family bathroom has a contemporary feel and comprises a bath with shower attachment, low level WC, wash hand basin with vanity unit, heated towel rail and extractor fan as well as obscured window to rear.

Outside, to the front there is a pathway to the house as well as a mixture of hardstanding and stone chippings that allows for off street parking for up to 3 cars. Access to the garage is via up and over door and has the benefit of power and lighting.

To the rear, is a lovely enclosed garden with a south-westerly aspect, perfect for those who like to be outdoors and enjoy the sun during the summer months. There are areas set to patio as well as lawn with some mature shrubs and trees as well as an acer being a central feature. There is secure side access and a greenhouse.

A superb 4 bedroom detached house with modern features and a great orientation. Viewing highly advised to avoid disappointment.



Directions

If you are coming down the B405, Park Hill, towards Shirehampton Village, take a left onto Park Road and continue down the road and towards the end of this road, the property is on the right hand side.

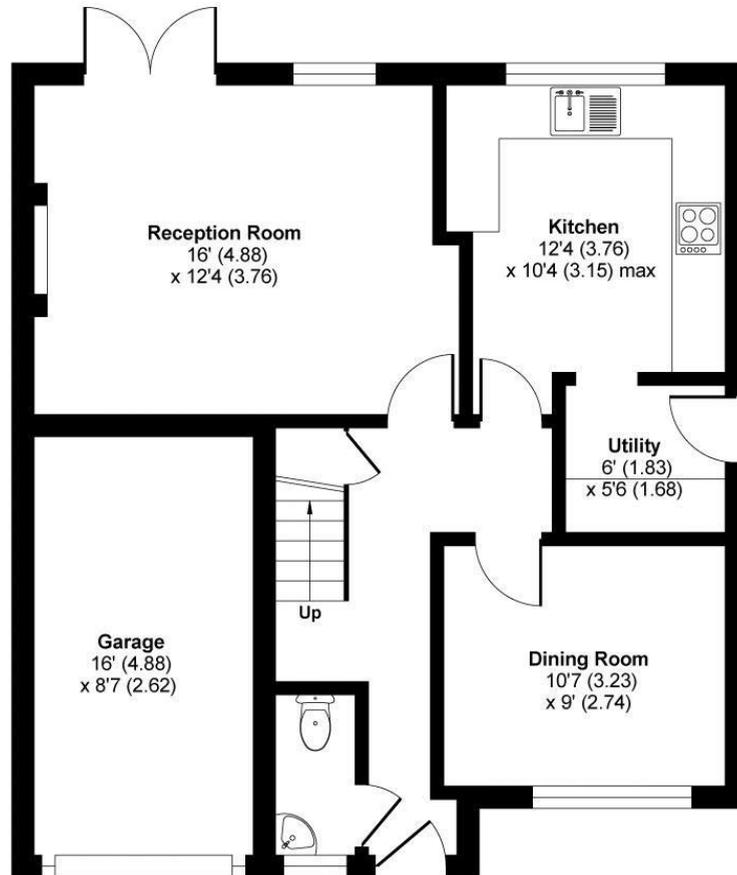
Energy Performance Certificate
Rating C



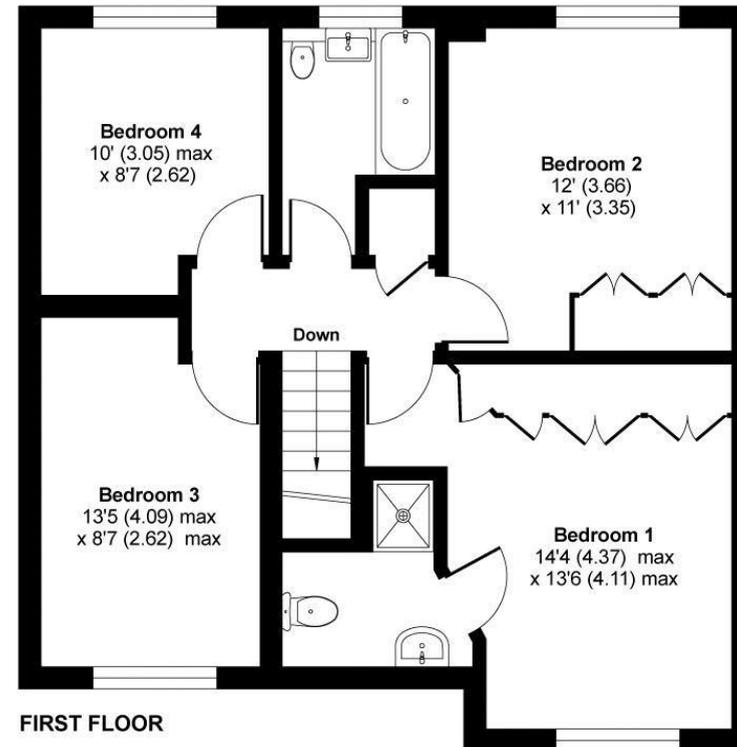
Park Road, Shirehampton, Bristol, BS11

Approximate Area = 1346 sq ft / 125 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Leese & Nagle. REF: 963308



Disclaimer: The Agent has not tested any apparatus, equipment, features and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitors. Reference to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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