



OFFERS OVER £400,000



**SARAH CLARK**  
PROPERTY CONSULTANTS

1 PENPOLE LANE, BRISTOL, BS11 0AU



This four bedroom detached property will make a stunning and spacious family home. Based in Shirehampton a short way from all the amenities in Shirehampton Village and with access to good transport links. This house will suit those looking for a modern and spacious family home.

The downstairs accommodation consists of: a fantastic 18ft x 24ft lounge/family room which provides plenty of space for living and dining areas. The stylish kitchen has a range of wall and base units, range cooker, integrated dishwasher, integrated washing machine and space for American style fridge/freezer. The property also benefits from a guest wc on the ground floor.

Upstairs are 4 good sized bedrooms all double in size and a lovely family bathroom with contemporary fittings and a 4 piece bathroom suite.

Outside there is parking for numerous cars to the front, side access to the rear garden and access to the very handy storage areas. To the rear is a low maintenance garden which has been beautifully styled with a covered seating area and bbq area to make the most of outside entertaining.



#### Features

- No Chain
- Detached House
- 4 Double Bedrooms
- Modern Kitchen
- Stylish Bathroom
- Downstairs Cloakroom
- Paved Rear Garden
- Parking for Numerous Cars







### Lounge

18'9" x 24'1" (5.74 x 7.36)

This magnificent through lounge will provide a great family space, with room for relaxing, dining and entertaining. There is a bay window to the front aspect and patio doors to the rear garden.

### Kitchen

10'0" x 12'2" (3.05 x 3.71)

This modern kitchen is fully equipped with a range of wall and base units, a range cooker, integrated dishwasher and washing machine and space for an American Style fridge/freezer. There is a glazed door giving access to the side of the house and garden.

### Ground Floor Guest WC

Fully tiled with wc and basin.

### Bedroom One

12'11" x 10'2" (3.95 x 3.10)

A good sized double bedroom with window to front aspect.

### Bedroom Two

9'10" x 13'8" (3.02 x 4.17)

Double bedroom with window to rear aspect.

### Bedroom Three

9'9" x 10'2" (2.99 x 3.10)

Double bedroom with neutral decoration and window to front aspect.

### Bedroom Four

8'9" x 10'4" (2.68 x 3.17)

Neutral decoration and window to rear aspect.

### Bathroom

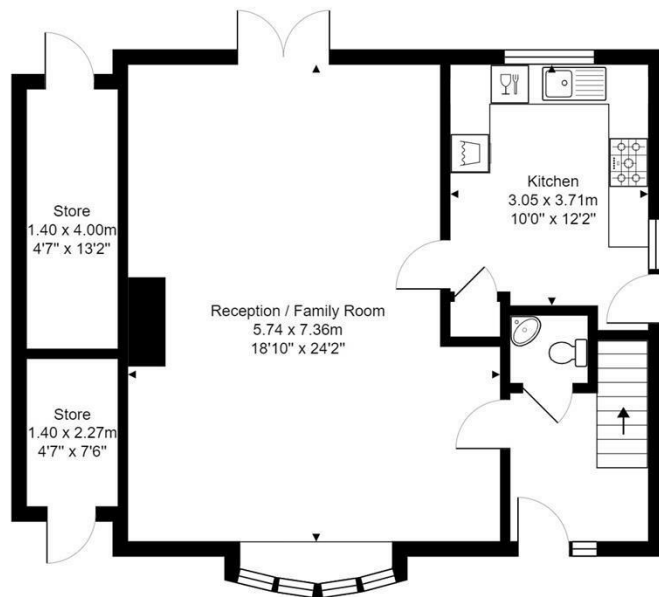
Stylish family bathroom with four piece bathroom suite. This immaculate bathroom has a contemporary suite with bath with central mixer tap, large walk-in shower cubicle, wc and basin. Window to rear aspect.

### Outside

To front parking for numerous cars.

To sunny rear garden has a westerly aspect and is low maintenance. There is a stylish covered, sunken seating and bbq area which will be great for summer entertaining.





Ground Floor  
Area: 70.4 m<sup>2</sup> ... 757 ft<sup>2</sup>

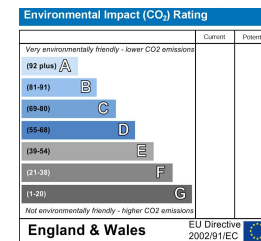
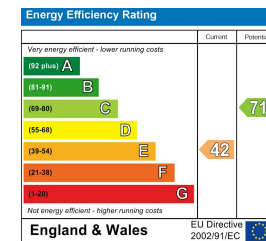


First Floor  
Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>



Total Area: 129.4 m<sup>2</sup> ... 1393 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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