



SARAH CLARK
PROPERTY CONSULTANTS

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PENPOLE LANE, BRISTOL, BS11 0AU

Very rare to market! This stunning five bedroom detached house in Shirehampton will make a lovely family home. Based over three floors this house has been designed to accommodate the requirements of modern living. The accommodation includes an open-plan living space and five bedrooms and three bathrooms.

Downstairs accommodation consists of: a modern kitchen with range cooker, an open-plan lounge and dining room with patio doors leading to the rear garden.

Upstairs on the first floor, are two good sized double bedrooms and one single bedroom, a modern family bathroom with bath and walk-in shower cubicle.

On the top floor is the master bedroom suite with patio doors and Juliet balcony with far reaching views, and modern en-suite shower room. There is also a single bedroom.

Outside is a paved garden to the rear and plenty of off-street parking space.

The house is located conveniently to Shirehampton Village with a range of amenities, shops and cafes.



Features

- Detached House
- Five Bedrooms
- Master Bedroom with En-suite
- Three Bathrooms
- Open-Plan Living Area
- Paved Rear Garden
- Off-street Parking
- Shirehampton Location





Lounge

14'1" x 20'8" (4.31 x 6.32)

This good sized lounge and dining room has large patio doors to the rear garden. The lounge leads on to the kitchen.

Kitchen

14'2" x 12'9" (4.34 x 3.89)

This modern kitchen has a plenty of storage with a range of wall and base units, a large range cooker, space and plumbing for washing machine and dishwasher, space for fridge/freezer. The kitchen leads onto the lounge.

Guest Cloakroom

Always a helpful addition to the house is a stylish guest cloakroom with wc and basin.

Bedroom Two

10'2" x 8'11" (3.11 x 2.74)

This good sized double bedroom incorporates a separate dressing area.

Bedroom Three

This double bedroom situated to the rear of the property is neutrally presented and has windows to the rear.

Bedroom Four

7'6" x 12'3" (2.29 x 3.74)

This single bedroom is currently utilised as a beauty room but would make a lovely child's bedroom or handy office space. Neutrally decorated with window to the front.

Family Bathroom

This modern family bathroom is fully tiled and has a window to the rear. There is a bath, walk-in shower cubicle, wc and basin.

Master Bedroom

16'11" x 17'10" (5.17 x 5.46)

This is a great sized master bedroom suite, with patio doors and a Juliet balcony with far reaching views.

Bedroom Five

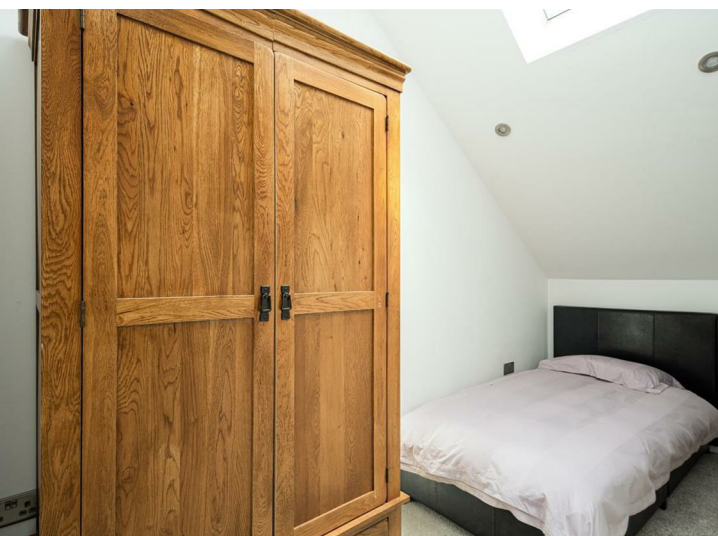
7'8" x 12'3" (2.35 x 3.74)

This neutrally presented single bedroom will make a lovely children's room or handy home office.

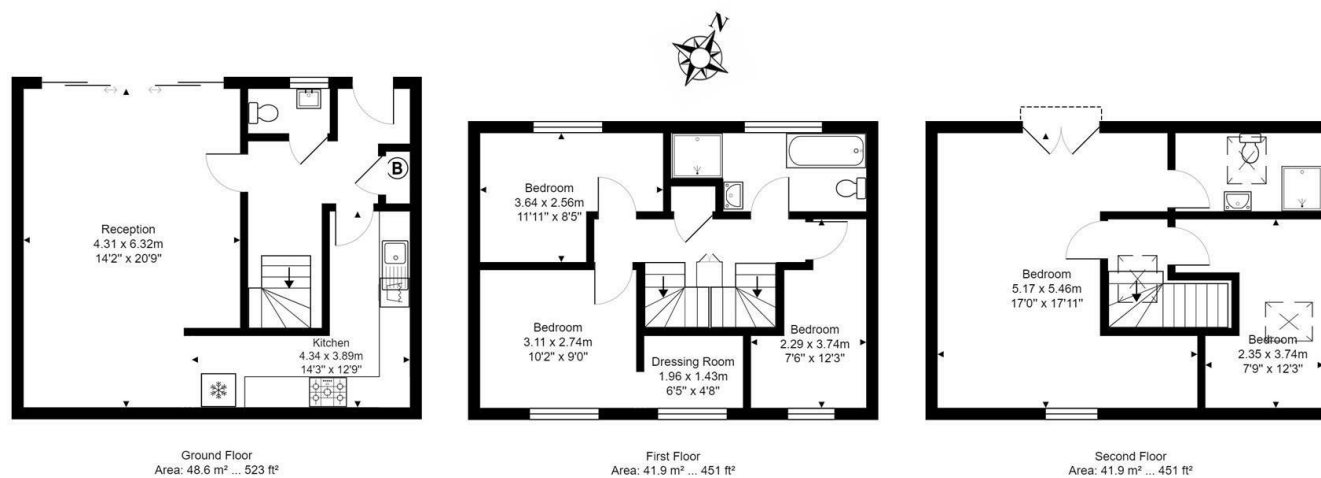
Outside

The property has plenty of off-street parking with a area to the front and side.

To the rear is a paved garden area.



TENURE FREEHOLD



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		84	92
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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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