

12 Home Ground, Shirehampton, Bristol. BS11 0HN

£375,000 Freehold

SOLD STC



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Set in a quiet and sought-after area of Shirehampton, Bristol in a lovely little cul de sac called 'Home Ground' this beautifully presented three-bedroom mid-terrace home offers spacious and versatile accommodation, ideal for families, first-time buyers and those looking to settle in a well-connected and friendly neighbourhood. The property is conveniently located close to local amenities, well-regarded schools and excellent transport links, making everyday living both easy and enjoyable. To the front of the property is a good-sized driveway, providing off-street parking and adding to the home's overall practicality. On entering the property you are welcomed into a bright and inviting open-plan kitchen and dining area, which forms the heart of the home. This generous space is perfect for both everyday family life and entertaining, offering plenty of room for a dining table and modern kitchen units, all flooded with natural light. From the kitchen/diner you step through into the spacious living room, a comfortable and well-proportioned space ideal for relaxing in the evenings or hosting guests. This room flows seamlessly into a large conservatory, creating a wonderful additional living area that can be enjoyed all year round. With views over and direct access to the garden, the conservatory provides a lovely connection between indoor and outdoor living and makes an ideal space for dining, relaxing or working from home. The rear garden is accessed via the conservatory and offers a great sized outdoor space, perfect for children, pets or simply enjoying the warmer months. Whether you are looking to entertain, garden or unwind, this private and enclosed area offers a blank canvas for a variety of uses. Back inside, stairs from the living room lead to the first floor landing, which provides access to three well-proportioned bedrooms and a family bathroom. The bedrooms offer flexibility for family living, guest rooms or home office space, while the bathroom serves the household with a clean and practical layout. Overall, this lovely home combines space, light and a fantastic location, making it a great opportunity for buyers seeking a comfortable and well-located property in Shirehampton. With its quiet setting, generous living accommodation and excellent access to Bristol and beyond, this property is sure to attract strong interest.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Mid Terrace House in Sought After Location
- Three Bedrooms
- Conservatory
- Ample Driveway Parking
- Open Plan Kitchen/Dining Room
- Close to Local Amenities and Transport Links
- UPVC Double Glazing + Gas Central Heating



ROOM DESCRIPTIONS

Entrance

From the driveway you have main front door opening into

Kitchen

10' 10" x 9' 4" (3.30m x 2.84m) UPVC double-glazed windows to the front elevation provide an abundance of natural light. The kitchen is fitted with a comprehensive range of wall-mounted and base units, offering excellent storage and worktop space, and is complemented by an inset sink and drainer with modern mixer tap. There is designated space and plumbing for a washing machine, along with a selection of integrated appliances that create a sleek and cohesive finish. The room flows seamlessly through an open opening leading to...

Dining Room

13' 3" x 7' 9" (4.04m x 2.36m) UPVC double glazed window to front aspect, radiator and storage cupboard, door to;

Living Room

18' 3" x 9' 3" (5.56m x 2.82m) UPVC double glazed french doors to conservatory, UPVC double glazed window to rear aspect, radiators and stairs rising to first floor landing.

Conservatory

9' 10" x 16' 0" (3.00m x 4.88m) UPVC double glazed french doors to rear garden, UPVC double glazed obscure windows with rear garden aspects, radiator

Stairs Rising to First Floor Landing

Bedroom One

16' 3" x 9' 3" (4.95m x 2.82m) UPVC double glazed window to front aspect, radiator.

Bedroom Two

12' 7" x 10' 8" (3.84m x 3.25m) UPVC double glazed window to rear aspect, radiator.

Bedroom Three

7' 9" x 8' 2" (2.36m x 2.49m) UPVC double glazed window to front aspect, radiator.

Bathroom

7' 10" x 6' 9" (2.39m x 2.06m) UPVC double glazed obscure window to rear aspect, bath with shower over, wash hand basin, low level Wc, heated towel rail.

Rear Garden

Fully enclosed rear garden mainly laid to artificial lawn and patio

Parking

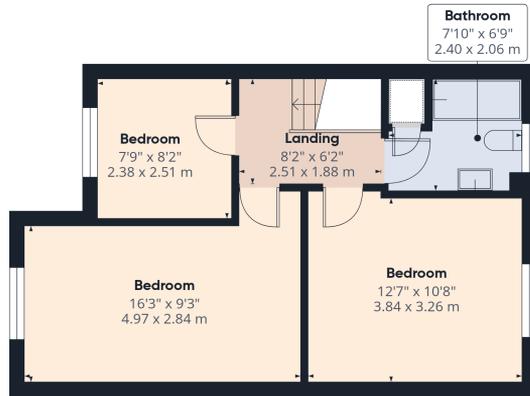
Off road parking to front aspect.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
1067 ft²
99 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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