



edison ford

16 Shackleton Avenue, Bristol

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£435,000

📍Bristol, BS37 4NW

New to the market, Edison Ford are delighted to welcome this four/five bedroom, detached property in the highly sought after location of Shackleton Avenue. The property has been owned by the current family for 16 years who have renovated the property during this time to include;- Upgraded bathroom and en-suite, recently installed boiler with upgraded radiators, landscaped gardens to the front and rear and complete redecoration throughout. The garage has also been converted into an additional living accommodation.

Shackleton Avenue is located within walking distance to Central Yate, which offers a range of shopping, restaurants and entertainment as well as being within easy reach to popular schools. For those that need to commute regularly, the M4 and M5 are within 10 minutes of Shackleton Avenue and Yate Train Station offers regular links to surrounding cities.



Ground Floor

Entrance Hallway

The property is accessed through a UPVC front door with obscured glass panels which opens into the entrance hallway and comprises of;- Laminate flooring, radiator, ceiling light and a carpeted staircase which rises to the first floor and benefits from under stair storage.

W.C

UPVC double glazed window with obscured glass, vinyl flooring, radiator, ceiling light, a low level toilet and wall mounted hand wash basin.

Lounge

UPVC double glazed bay window with a front aspect view, carpeted flooring, tall radiator, three wall lights, phone and T.V point.

Dining Room

Double glazed sliding doors which open into the rear garden, laminate flooring, 2X wall lights and radiator.

Kitchen

UPVC double glazed window and a door which overlook the rear garden, heated towel rail, 2X spotlights, vinyl flooring, combi boiler, a range of matching wall and base units with laminate worktops, inset sink and drainer and space for four appliances.

Bedroom 5/Third Reception Room

UPVC double glazed window with a front aspect view, carpeted flooring, tall radiator and ceiling spotlight

First Floor

Landing

A carpeted landing which benefits from, ceiling light, smoke detector, airing cupboard and access to the loft space via a ceiling hatch.

Master Bedroom

UPVC double glazed window with a front aspect view, carpeted flooring, radiator, ceiling light and access into the private en-suite shower room.

En-Suite

UPVC double glazed window with obscured glass, vinyl flooring, heated towel rail, 2X ceiling lights, a corner shower cubicle with resin base, overhead rainwater shower with separate hair shower attachment, glass enclosure, low level toilet and a wall mounted hand wash basin.

Bedroom Two

UPVC double glazed window with a front aspect view, carpeted flooring, radiator and ceiling light.

Bedroom Three

UPVC double glazed window with a rear aspect view, carpeted flooring, storage cupboard, ceiling light and radiator.

Bedroom Four

UPVC double glazed window overlooking the rear garden, carpeted flooring, ceiling light and radiator.

Family Bathroom

UPVC double glazed window with obscured glass, fully tiled walls, vinyl flooring, heated towel, rail, ceiling light, bath, low level toilet basin and wall mounted hand wash basin.

Gardens

The front garden benefits from a brick paved driveway which can accommodate three cars and leads to the front access to the property as well as a lawn area filled with flower beds.

The rear garden is fully enclosed by wood panel fencing and is landscaped in lawn, with a patio seating area, a bedding area filled with decorative slate chippings with garden pergola and two storage sheds. The rear garden also offers side access leading to the front of the property and a secure storage area to the opposite side.



FLOOR PLAN

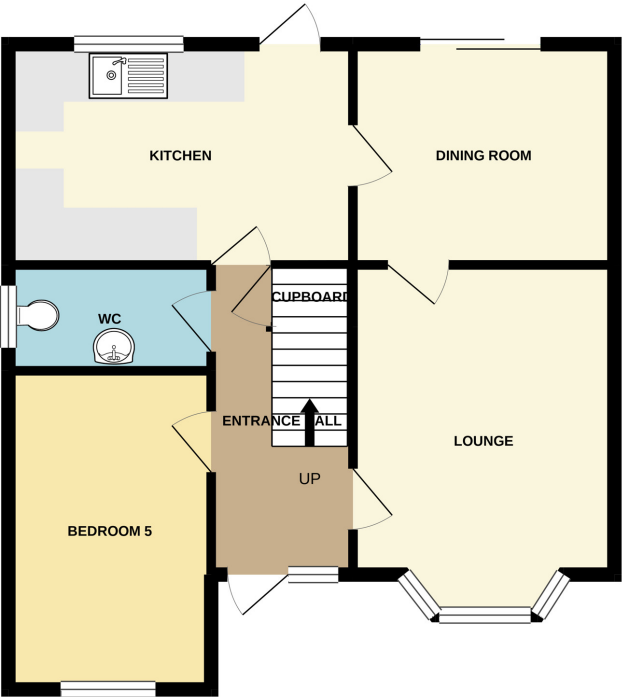
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360 VIRTUAL TOUR

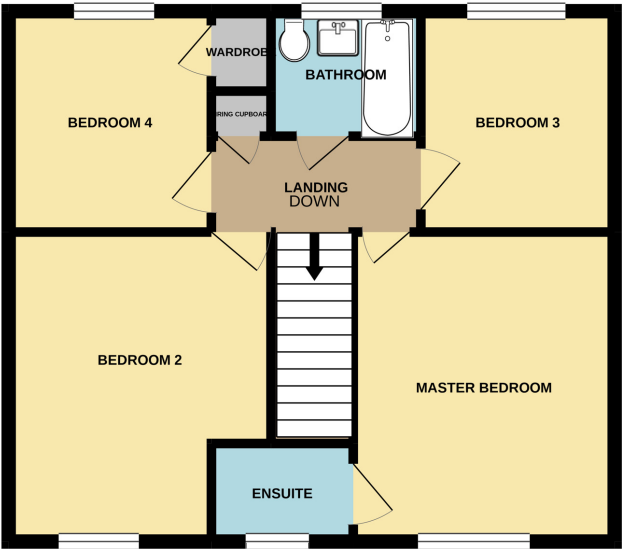
Explore the property using our 360-degree virtual tour, like Google's Streetview. Visit the below website..



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please call Edison Ford on 01454 316718 or email enquiries@edisonfordproperty.co.uk

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