



24 Sunny Hill, Sea Mills, Bristol, BS9 2NF

**GUIDE PRICE £380,000**

**GOODCHILD**  
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## PROPERTY OVERVIEW

This truly stunning four-bedroom property has been tastefully modernised by the current owners and enjoys an enviable corner plot position, offering both style and space in abundance.

Inside, the home impresses with its bright and stylish interior, providing generous living space ideal for modern family life. Upon entering, you are greeted by a welcoming porch leading into a spacious dual aspect living room and an equally impressive, recently fitted kitchen/diner. Both rooms are flooded with natural light, enhancing the home's warm and airy feel.

The contemporary kitchen/diner features an integrated eye-level oven, ceramic hob with a sleek extractor hood, and a built-in fridge/freezer. There is also dedicated space for a washing machine and tumble dryer. A rare and practical addition to the ground floor is the downstairs W.C.

Upstairs, the property offers four bedrooms, including two generous doubles, along with a modern and well-appointed family bathroom.

### Outside

The rear garden has been thoughtfully landscaped and includes a combination of decked seating areas and an extensive lawn. The enclosed garden wraps around the corner plot, providing a sense of privacy and space, with potential to extend (subject to the necessary consents).

### Location

Sunny Hill is a sought-after address in Sea Mills, conveniently positioned near the picturesque Blaise Estate, known for its scenic walks and historical significance. Nearby attractions also include Kingsweston House and Shirehampton Golf Course, both part of the National Trust and ideal for outdoor pursuits.

## KEY DETAILS

- A Well Presented Property On A Corner Plot
- 4 Bedrooms
- Wrap Around Garden

Guide Price: £380,000

Tenure: Freehold

Council Tax Band: A

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

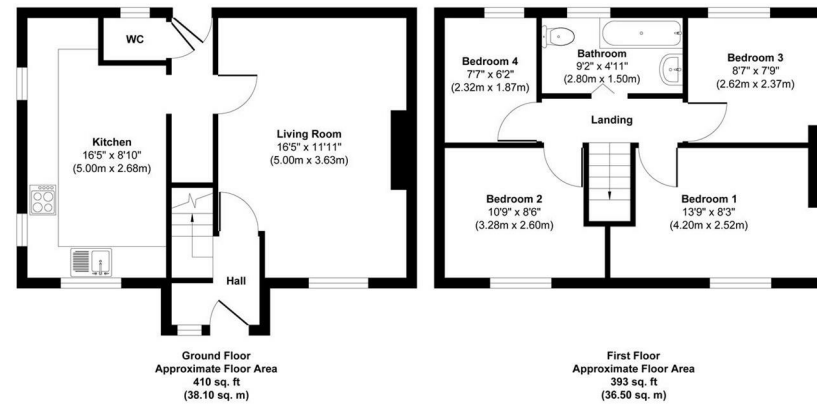
Viewing: By appointment only



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Approx. Gross Internal Floor Area 803 sq. ft / 74.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

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please either call, email or  
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