



NORFOLK HOUSE, 148 SLADE ROAD PORTISHEAD, BS20 6AP

GOODMAN
& LILLEY





EPC Rating: F
Tenure: Freehold
Council Tax Band: F





NORFOLK HOUSE

148 SLADE ROAD, PORTISHEAD BS20 6AP

GUIDE PRICE OF £825,000

A substantial, Victorian six bedroom detached family home positioned on a substantial plot close to Portishead's traditional High Street, which has undergone a programme of careful and tasteful improvements to now offer the perfect blend of modern contemporary fixtures and the original period features.

In brief, the property comprises; entrance vestibule, entrance hall, cloakroom/shower room, drawing room, sitting room, dining room which opens into the kitchen with a utility room completing the ground floor. To the first floor are four double bedrooms and a modern family bathroom. The second floor features two further bedrooms or hobby rooms providing versatile accommodation successfully arranged over three floors.

The crowning feature of the property is the private 125ft rear garden which is laid predominantly to a level lawn with a patio extending across the back of the property. To the rear of the garden is an undercover entertaining space complete with a wood

burning stove, the perfect space for entertaining family and friends.

The convenient location makes it the ideal choice to a variety of purchasers, with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer, with a selection of Bars and Restaurants to enjoy in both locations.

The family buyer will warm to the nearby Lake Grounds, providing children the perfect space to explore or play the various sporting activities the 'Lake Grounds' has to offer or enjoy a picnic during those warm summer months.







- Detached Victorian Home
- Six Double Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Circa 120 Ft Rear Garden
- Envidable Position
- Off Street Parking

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LOCAL AREA



Portishead Marina 3 Minutes



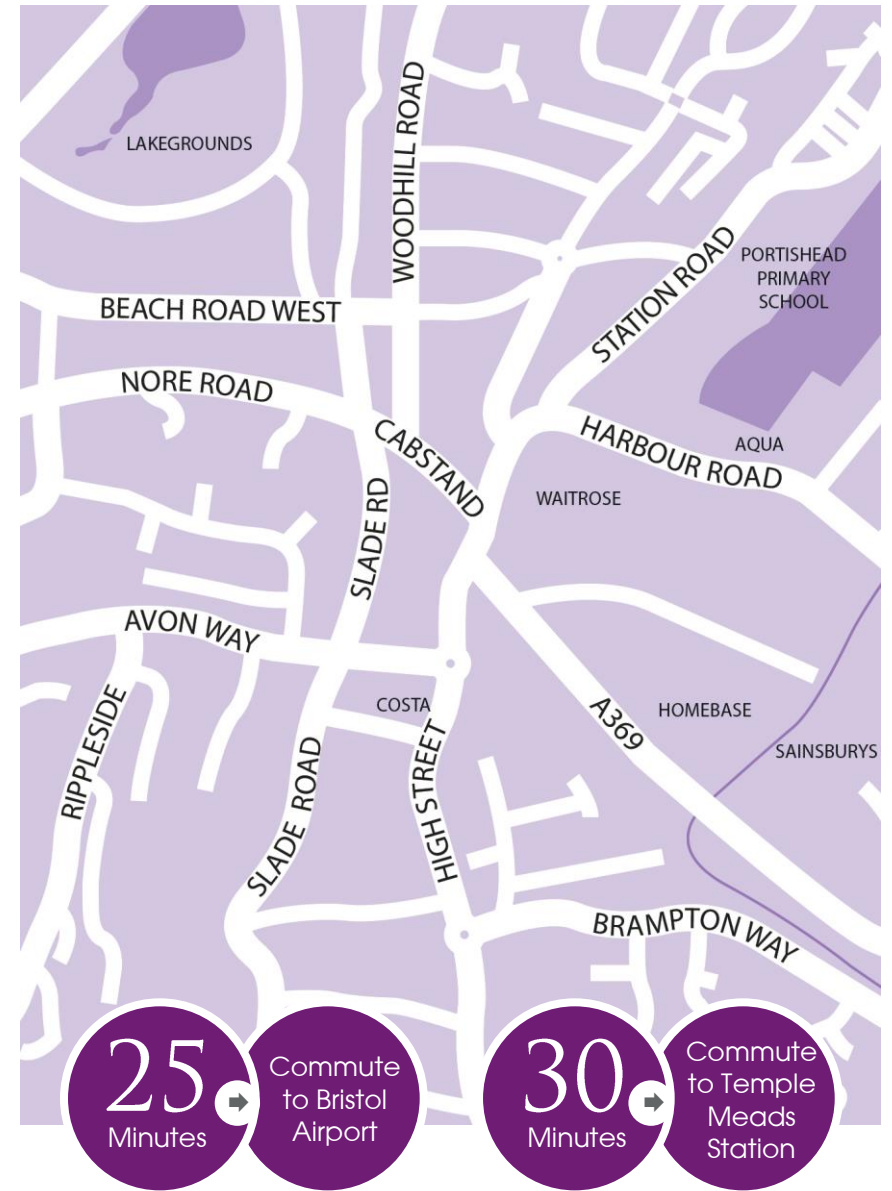
Cabot Circus 30 Minutes



The Lake Grounds 3 Minutes



The Suspension Bridge 15 Minutes

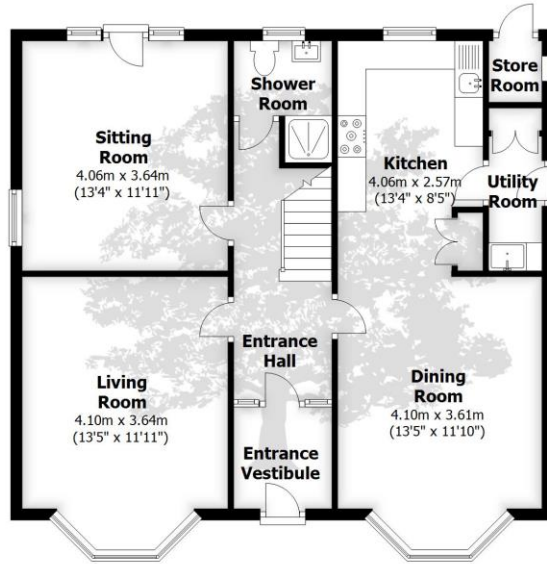


Slade Road is located within easy reach of Portishead, which is a small, yet vibrant town. It is home to many independent boutique shops; with several good supermarkets including Waitrose and Sainsbury's being nestled amongst the lovely Victorian High Street.

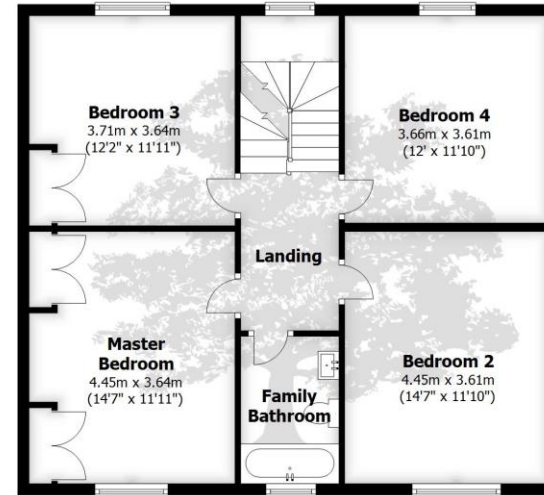
This is situated at the heart of Portishead and includes thriving bars, independent restaurants and various boutiques. The town also benefits from a number of outdoor activities including the Sailing Club and the Open Air Swimming Pool.

The beautifully situated Lake Grounds is often seen as the 'Jewel' of the town due to its far reach Channel views and sea front position and is immensely popular with people of all ages; offering cricket, football, tennis, putting and boating opportunities whilst commanding lovely picnicking spots and walking trails along the unspoilt Coastal Paths and Marina Quayside.

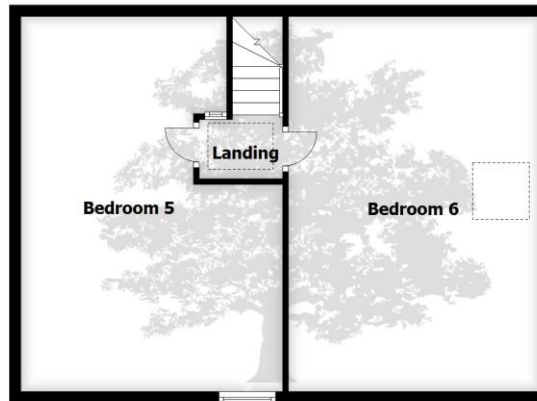
Ground Floor
Approx. 76.5 sq. metres (823.7 sq. feet)



First Floor
Approx. 75.7 sq. metres (814.3 sq. feet)



Second Floor
Approx. 60.8 sq. metres (654.5 sq. feet)



Total area: approx. 213.0 sq. metres (2292.5 sq. feet)

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