



480 PORTWAY,
SHIREHAMPTON, BS11 9QH

**GOODMAN
& LILLEY**



WE ARE DELIGHTED TO PRESENT TO THE MARKET AN EXCEEDINGLY RARE OPPORTUNITY TO ACQUIRE SURELY ONE OF THE FINEST HOMES ON THE PORTWAY. THIS BEAUTIFULLY REFURBISHED EDWARDIAN (BUILT 1907) DETACHED GEM, OFFERS WELL BALANCED AND TASTEFULLY MODERNISED ACCOMMODATION THAT SIMPLY MUST BE VIEWED.

Entrance Vestibule

Entrance through an original period front door which offers a welcoming central hall and stairwell with feature leaded light and stained glass window to side, oak doors through to kitchen, dining room and sitting room.

Kitchen/Breakfast Room

uPVC double glazed window to front and rear aspect, door leading into the workshop. Fitted with a range of high spec wall and base units with work tops Fitted one and a half bowl sink with mixer tap over. Integrated Nef ceramic hob, stainless steel double oven, stainless steel hood over. Door into utility room/WC.

Utility Room

uPVC double glazed window to side aspect. space for washing machine. Combi-Boiler, low level wc.

Sitting Room

Dual aspect room with uPVC double glazed bay window to side aspect, uPVC double glazed window to front, fireplace with log wood burner, radiator.

Dining Room

uPVC double glazed window to front aspect, uPVC double glazed french doors to front garden,

Galleried Landing

Beautiful feature stained window to side aspect. banister overlooking stairwell, doors to all first rooms. Access to loft space via a pull down ladder with plenty of storage.

Bedroom 1

Dual aspect uPVC double glazed windows to front and side aspect, window to side aspect, radiator, opening into en-suite.

En-Suite

uPVC double glazed window to side aspect, oval bath with mixer tap over, low level wc, wall mounted sink, heated chrome towel rail, eye level mosaic tiles.

Bedroom 2

uPVC double glazed window to front aspect, radiator

Bedroom 3

Dual aspect uPVC double glazed windows to front and side aspect, radiator

Shower Room

uPVC double glazed window to side aspect, Corner shower cubicle, wash hand basin in unit, low level wc, heated chrome towel rail. Floor to ceiling mosaic tiles.

Workshop

Double doors to front, uPVC double glazed window to side, power and lighting and courtesy door into the kitchen..

Gardens

There are gardens surrounding the property. The rear is laid to lawn with raised patio area with border plants and shrubs. The front garden is a lovely lawned area with border plants and enclosed with fencing and a path which surrounds the property. There is also parking to the rear.

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- Spacious Entrance Hallway With Original Tiled Floor, Oak Staircase & Wonderful Stain Glass Window
 - En-Suite and Shower Room upstairs and Downstairs Utility and WC
 - Close to all Local Amenities.
 - Three Double Bedrooms To The First Floor
 - High Quality Contemporary Fitted Kitchen With Built in Appliances
 - Immaculately Presented Throughout



OFFERS IN EXCESS OF £550,000



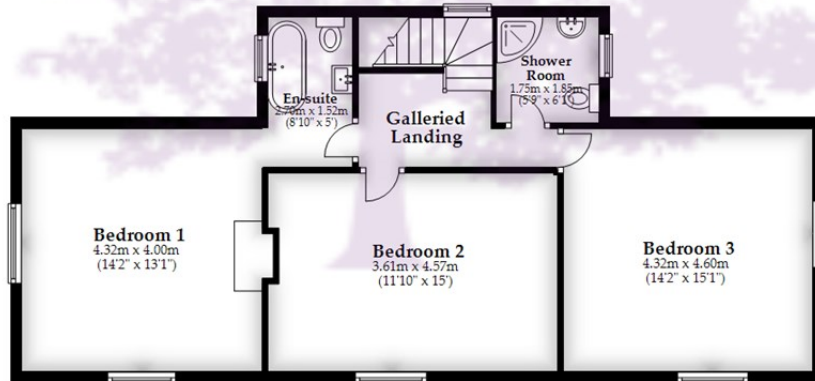
Ground Floor

Approx. 98.4 sq. metres (1058.9 sq. feet)



First Floor

Approx. 70.3 sq. metres (757.0 sq. feet)



Total area: approx. 168.7 sq. metres (1815.9 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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