



16 LEESIDE,
PORTISHEAD, BS20 6JN

GOODMAN
& LILLEY







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PORTISHEAD BS20 6JN

GUIDE PRICE

£425,000

An opportunity to acquire an extended and highly versatile, six bedroom semi-detached family home situated within close proximity to the the High Street.

Comprehensively extended and arranged over two floors, Leaside now offers the perfect balance of living and bedroom space ideal for any growing family or a dependent relative. In brief, the light and airy accommodation comprises; entrance hall, living room, cloakroom, kitchen/breakfast room, sitting room with a bedroom and en-suite to the ground floor. To the first floor are five bedrooms (four doubles & one single) and a family bathroom completing the accommodation to this spacious home. Externally, the landscaped rear garden enjoys a sunny aspect and affords stunning, elevated views over Portishead. A garage is located to the rear with use of a gated driveway providing off-road parking for three cars.

Goodman & Lilley anticipate a good degree of interest due to its location and the extended accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate).

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Tenure: Freehold.

Council Tax Band: D

Local Authority: North Somerset Council Tel: 01934 888888.

Services: All mains services connected.

Accommodation Comprising:

Entrance Hall

Secure front door and window combination opening to the entrance hall, light and airy in its appearance with stairs rising to the first floor landing, under stairs recess, radiator, oak doors opening to the cloakroom, living room, kitchen/dining room, sitting room which opens to bedroom three.

Cloakroom

Fitted with a two piece suite comprising; low-level WC, wash hand basin, tiling to splash prone areas, extractor fan.

Living Room

A light filled room with uPVC double glazed window to the front aspect, gas living flame fire with composite stone inset and ornate timber surround, radiators, storage cupboard.

Kitchen/Dining Room

Fitted with a range of wall, base and drawer units with work surfaces over, inset stainless steel sink and drainer unit, mixer tap, tiling to splash prone areas, plumbing for washing machine, gas 4-ring hob with extractor hood, electric fan assisted oven, space for fridge/freezer, radiator, uPVC double glazed window to the rear aspect, uPVC French doors opening to the rear garden. The dining area has ample space to position a dining room table and chairs.

Sitting Room

Another generous reception room, which could used for a dependent relative or a family member seeking their own independence. uPVC double glazed window to the front aspect, TV point, radiator, oak door to the bedroom three.

Bedroom Three

uPVC double glazed French doors opening to the rear garden, radiator, built-in wardrobe with shelves, sliding door to:-

En-Suite Shower Room

Fitted with low-level WC, wash hand basin, shower enclosure with electric shower, tiling to splash prone areas, extractor fan.

First Floor Landing

With doors opening to all of the first floor accommodation, airing cupboard housing the gas fired boiler serving the heating system and domestic hotwater, access to roof space via loft hatch

Master Bedroom

A generous, light-filled room with uPVC double glazed window to the front aspect, radiator.

Bedroom Two

uPVC double glazed window to the front aspect, radiator, sliding doors opening to kitchenette with circular sink and mixer tap set within a worksurface with shelves and power points. (currently used as a sitting room) door to:-

Loft Room

The loft room is accessed from the master bedroom by a set of steep stairs that lead up to the loft room, uPVC double glazed window to the side aspect.

Bedroom Four

uPVC double glazed window to the rear aspect, radiator, built-in wardrobe, vanity wash hand basin.

Bedroom Five

uPVC double glazed window to the rear aspect, radiator, built-in wardrobes.

Bedroom Six

uPVC double glazed window to the front aspect, radiator.

Family Bathroom

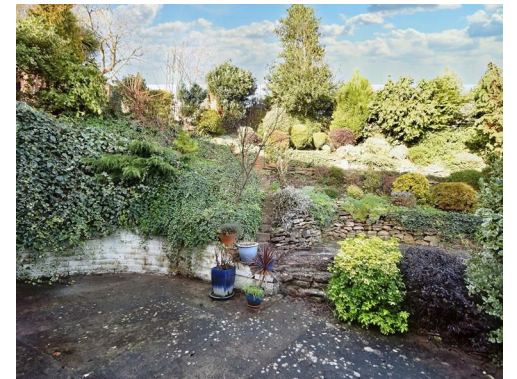
Fitted with a three piece suite comprising; low-level WC, wash hand basin, deep panelled bath with hand shower attachment and drench shower, fully tiled, extractor fan, chrome heated towel radiator, recessed ceiling spotlights, obscured double glazed window to the rear aspect.

Outside

The rear garden is laid predominantly to low-maintenance patio with raised planted borders displaying an array colour throughout the seasons. A pathway leads up to the top of the gardens which enjoy stunning elevated views of Portishead and towards the Gordano Valley.

Garage & Driveway

The garage is located to the rear of the property and is accessed via an up and over door. The gated driveway provides off-road parking and is conveniently located to the side of the property and is accessed from Rippleside.



- Semi-Detached Family Home
- Garage & Driveway
- Quiet Position

- Extended Accommodation
- Close Proximity To The High Street
- No Onward Chain

- Versatile Accommodation
- Six Bedrooms



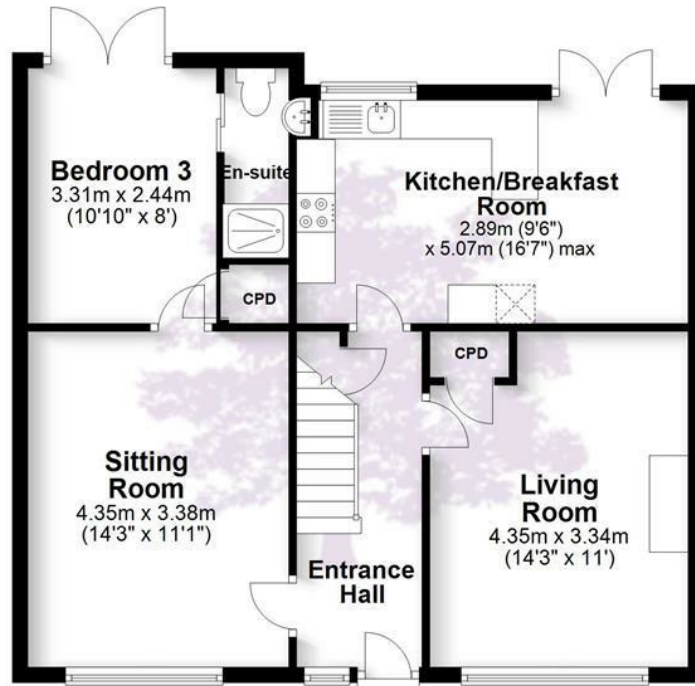


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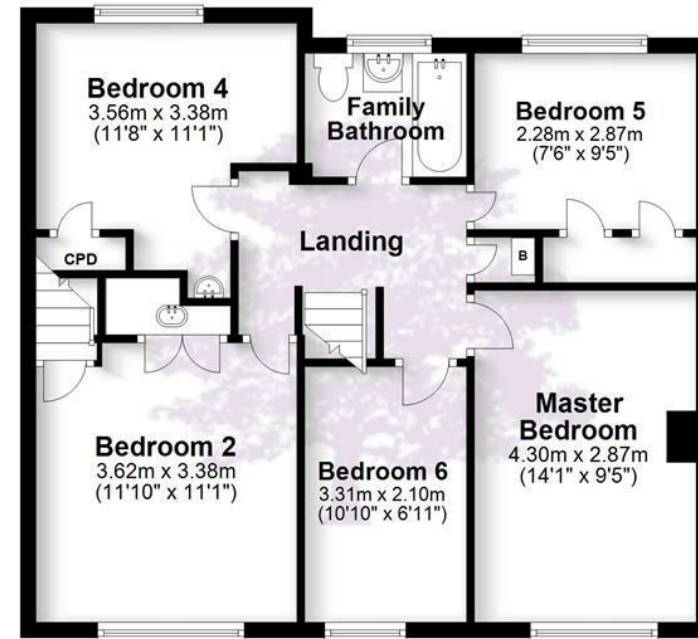
Ground Floor

Approx. 64.1 sq. metres (690.1 sq. feet)



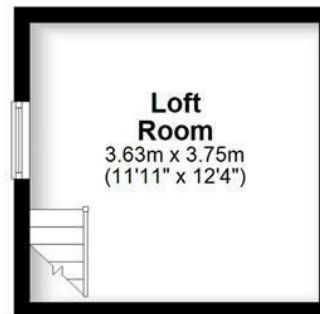
First Floor

Approx. 64.2 sq. metres (691.5 sq. feet)



Second Floor

Approx. 13.6 sq. metres (146.2 sq. feet)



Total area: approx. 141.9 sq. metres (1527.8 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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