



301 DOWN ROAD,
PORTISHEAD, BS20 8HZ

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 8HZ

GUIDE PRICE

£650,000

An architect designed, four/five bedroom detached family home situated above the coastal road enjoying estuary and Welsh coastline views.

With family homes like this rarely available, without a doubt, one of the most striking features of this fine residence, aside from the estuary views, has to be the living accommodation. Solely designed for family life with a generous kitchen/dining which really is the 'hub of the home.' The living room is also of a good size with a wood burning stove adding charm with French doors opening to the expansive terrace that takes full advantage of the southerly orientation. A study/bedroom resides on the front elevation of the property with use of a family bathroom on the ground floor. The first floor features four double bedrooms, an en-suite shower room, dressing room and also a balcony accompanies the master bedroom. A Jack & Jill en-suite serves bedrooms two and three. A spacious landing provides a good circulation space finished with an oak turned staircase that leads down to the entrance hall where a cloakroom and utility room completes the internal accommodation to this fine family home.

Externally, the private rear garden is perfect for entertaining family and friends during those warm summer months. An decked sun terrace provides a delightful secluded vantage spot to enjoy the orientation. The property also benefits further from a driveway of a generous nature proving off-road parking which then leads upto the garage. The property also benefits from solar panels that are owned.

The property is located within a five minute drive of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose on the marina. It also offers a large number of out door activities both water based, with the Sailing Club and Marina, and outdoor pursuits such as the open air lido and parks within North Somerset.

Having recently sold a number of four bedrooms homes, Goodman & Lilley anticipate a good degree of interest due to its location and also the versatile 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)

Tenure: Freehold.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected.

Accommodation Comprising:

Entrance Hall

Secure front door opening to the entrance hall, light and airy in its appearance with doors opening to principal rooms, underfloor heating, turned oak staircase rising to the first floor landing.

Study/Bedroom Five

A versatile room, previously used as a study but could easily be used as a fifth bedroom, uPVC double glazed window to the front aspect, underfloor heating.

Cloakroom

Fitted with a two piece suite comprising; low-level WC, wash hand basin, extractor fan, underfloor heating, obscured uPVC double glazed window to the side aspect.

Utility Room

Fitted with wall and base units with plumbing for a washing machine, wall mounted gas fired boiler serving the heating system and domestic hotwater, secure courtesy door opening to the side of the property.

Kitchen/Dining Room

Fitted with a comprehensive range of modern cream base, drawer and eye-level units with worktop space over incorporating a breakfast bar peninsula, underlighting, inset stainless steel sink with single drainer and mixer tap, fitted eye-level electric fan assisted double oven, built-in four ring electric induction hob, extractor hood over, integrated dishwasher, space for fridge/freezer, underfloor heating. uPVC double glazed windows to front and side aspects. The dining area offers ample space to position a family-sized dining room table and chairs, French doors opening to the living room.

Living Room

The living room occupies the rear elevation of the property, making the most of the southerly aspect and light, inset wood burning stove set in a feature stone fireplace, underfloor heating, two sets of uPVC double glazed doors leading to the private and sunny rear garden.

First Floor Landing

uPVC double glazed window to side aspect, storage cupboard, access to the roof space via a drop-down ladder, doors opening to bedrooms and the family bathroom.

Master Bedroom

A spacious principle bedroom, light-filled with uPVC double glazed windows and French door combination opening to the balcony affording views towards the estuary and Welsh hills. Fitted with built-in wardrobes, underfloor heating, open-plan to the dressing area with additional storage cupboards.

Balcony - (21'11" x 2'1")

A good-sized seated balcony with glazed windbreak enjoying elevated views towards the estuary and Welsh coastline.

En-Suite Shower Room

Fitted with a three piece modern suite comprising; Low-level WC with concealed cistern, double shower enclosure with mains shower, vanity wash hand basin with cupboards beneath, heated towel rail, tiling to splash prone areas, extractor fan, double glazed Velux window.

Bedroom Two

uPVC double glazed window to the rear aspect, underfloor heating, door opening to:-

Jack & Jill En-Suite

Fitted with a three piece modern suite comprising; low-level WC, double shower enclosure with mains shower, pedestal wash hand basin, heated towel rail, tiling to splash prone areas, extractor fan, double glazed Velux window, doors to bedrooms two and three.

Bedroom Three

With two Velux skylight windows flooding the space with natural light, underfloor heating, door opening to the Jack & Jill en-suite.

Bedroom Four

uPVC double glazed window to the rear aspect, underfloor heating.

Family Bathroom

Fitted with four piece modern white suite comprising; Low-level WC with concealed cistern, corner shower enclosure with mains shower, vanity wash hand basin with cupboards beneath, tiling to splash prone areas, extractor fan, shaver point, Velux skylight window, heated towel rail.

Outside

The enclosed, private rear garden enjoys a favoured

southerly facing rear garden, predominantly laid to lawn with a timber decking extending across the rear elevation providing the ideal place to sit back and dine alfresco in the warmer summer months.

Garage & Driveway

The property is approached over a generous block-paved driveway providing off-road parking for numerous vehicles. The frontage is of a good size and nicely setting you back away from the road with a good-sized garage which is accessed via an electric up and over door, light and power connected, courtesy door for ease of access.



- Detached Family Home
- Four/Five Bedrooms
- Two Reception Rooms
- Balcony With Estuary Views
- Approaching 1700 SQ FT
- Versatile Accommodation
- Southerly Facing Rear Garden
- Garage & Generous Driveway
- Underfloor Heating
- Owned Solar Panels (Feed-In Tariff)





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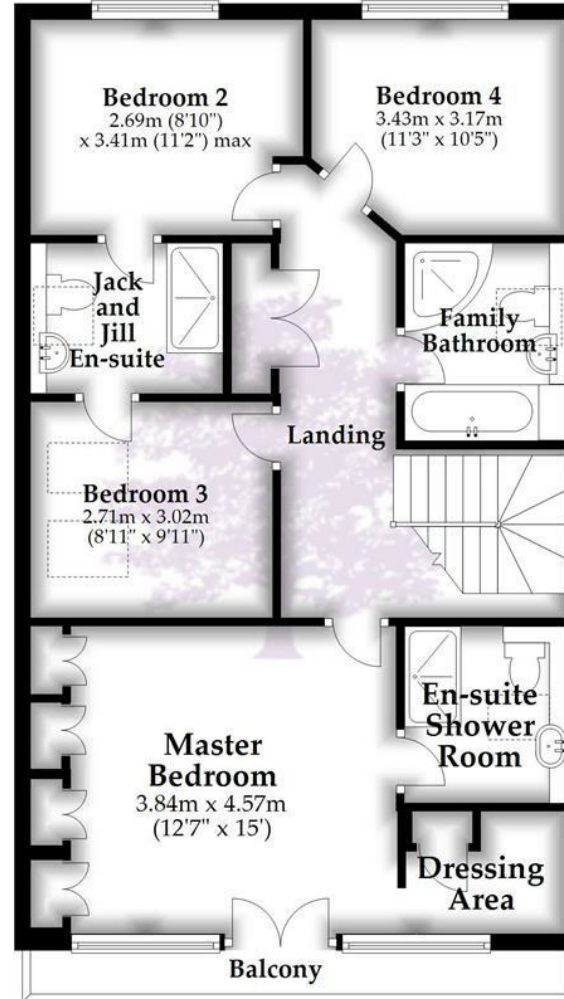
Ground Floor

Approx. 75.0 sq. metres (807.5 sq. feet)



First Floor

Approx. 76.8 sq. metres (826.9 sq. feet)



Total area: approx. 151.8 sq. metres (1634.4 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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