



24 HALLIWELL ROAD,  
PORTISHEAD, BS20 8JP

GOODMAN  
& LILLEY







# 24 HALLIWELL ROAD

## PORTISHEAD BS20 8JP

# GUIDE PRICE

## £525,000

An opportunity to acquire a versatile detached coastal family home enjoying elevated views of the estuary and towards the Welsh hills.

This coastal home enjoys a quiet residential location, offering a conventional layout for a family buyer. In brief, the light and airy accommodation comprises; porch, entrance hall, cloakroom, bedroom three/study, living room, kitchen/breakfast, family bathroom, dining room, sun room, hallway with spiral staircase rising to the first floor landing. The first floor features a sitting room, master bedroom, second bedroom and shower room occupying the first floor. Externally, The rear garden enjoys a favoured southerly orientation and is laid predominantly to lawn with mature flowering shrub and floral borders adding interest. The property is blessed with two elevated patio seating areas position to the top of the garden providing a secluded vantage point in which the view of the channel can be fully appreciated.

### Location

The location provides distant views across the Bristol Channel towards the Welsh hills and is within an hour walk of the Marina and a range of outdoor activities including Portishead Sailing Club, open air Lido and the Lake Grounds. There is also access to the coastal path. Portishead offers excellent transport links with the M5 motorway accessed at Junction 19. Bristol Parkway and Temple Meads Station offer frequent Intercity and cross country services. Bristol Airport is approximately 14 miles away and offers both national and international flights.

Goodman & Lilley anticipate a good degree of interest due to the estuary views and cul-de-sac location. 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:

- Architect Designed Coastal Home
- Severn Estuary & Welsh Coastline Views
- Garage & Driveway
- Three Double Bedrooms
- Popular Hillside Location
- Viewings By Strict Appointment
- Two Reception Rooms
- Highly Versatile Accommodation
- Approaching 2000 SQ FT

### Porch

Secure front door and window combination opening to the porch, secure door opening to:

### Entrance Hall

Stairs rising to first floor landing, under-stairs storage cupboard,

### Bedroom Three/Study

A versatile room with uPVC double glazed window to front aspect, radiator.

### Living Room

A good-sized principle reception room with uPVC double glazed windows to front and side aspects, radiator, gas living flame fire place with stone surround, TV point.

### Kitchen/Breakfast Room

Fitted with a range of modern white high-gloss base, drawer and eye-level units with worktop space over, inset 1 1/2 stainless steel sink with single drainer, fitted electric fan assisted oven, four ring gas hob with extractor hood above, Integrated fridge/freezer, Integrated washing machine and dishwasher, gas fired wall mounted gas boiler serving the heating system, uPVC double glazed windows to rear and side aspects, secure uPVC part glazed door to rear garden.

### Family Bathroom

Fitted with a four piece suite comprising; low-level WC, deep paneled bath with mixer tap and hand shower attachment, shower enclosure with a folding glass screen, pedestal hand wash basin, heated towel rail, extractor fan, uPVC double glazed window to side aspect.

### Dining Room

A good-sized reception room with two double fitted storage cupboards, uPVC double glazed window and door combination to rear garden, radiator, uPVC double glazed French doors opening to sun room.

### Sun Room

uPVC double glazed windows and door combination construction with access to the rear garden, door to:

### Hallway

Spiral staircase rising to the sitting room.

### First Floor Landing

Doors opening to the master bedroom and the second bedroom, storage cupboard housing hot water cylinder, Velux window to front aspect.

### Sitting Room

A wonderful place to sit and relax whilst watching the sunsets and enjoying the breathtaking views of the Estuary and across to the Welsh hills. uPVC double glazed window and French door combination with Juliette balcony.

### Master Bedroom

A generous principle bedroom with uPVC double glazed windows to front and rear aspects, built-in wardrobes, TV point, two radiators, door to access the spacious eaves storage area.

### Bedroom Two

uPVC double glazed bay windows to front and rear

aspects enjoying elevated views of the estuary and Welsh hills to the front, built-in wardrobes, TV point, two radiators.

### Shower Room

Fitted with a three piece suite comprising; low-level WC, shower enclosure with mains shower, pedestal hand wash basin, heated towel rail, extractor fan.

### Outside

The rear garden enjoys a favoured southerly orientation and is laid predominantly to lawn with mature flowering shrub and floral borders adding interest. The property is blessed with two elevated patio seating areas position to the top of the garden providing a secluded vantage point in which the view of the channel can be fully appreciated.

### Integral Garage & Driveway

A block paved driveway providing off-road parking for 2-3 vehicles. Access into the garage via an up and over door, light and power connected.





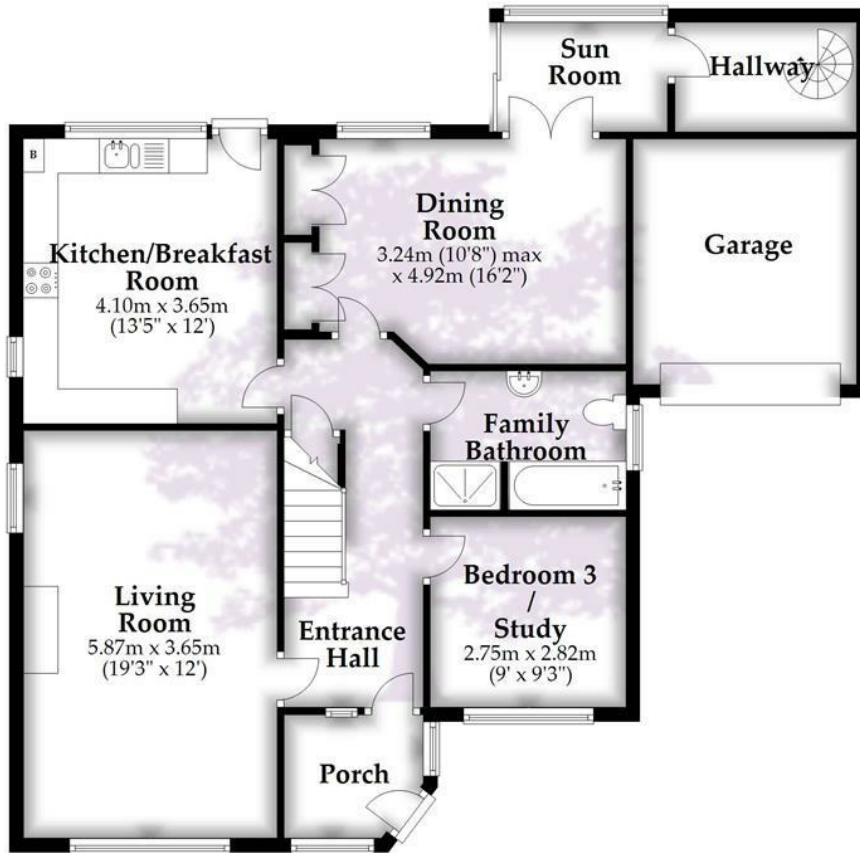


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### Ground Floor

Approx. 101.8 sq. metres (1095.9 sq. feet)



### First Floor

Approx. 77.6 sq. metres (835.3 sq. feet)



Total area: approx. 179.4 sq. metres (1931.2 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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