



6 STONECHAT GREEN,
PORTISHEAD, BS20 7NP

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 7NP

GUIDE PRICE

£725,000

A beautifully presented executive detached family home located on one of the most desirable roads on the Village Quarter enjoying an open outlook over the central green.

The light and airy accommodation is arranged traditionally over two floors and in brief comprises; entrance hall, cloakroom, spacious living room, study/playroom, stunning kitchen/dining room and utility room to the ground floor. To the first floor are four well-proportioned bedrooms, master with en-suite shower room and a family bathroom. detached double garage with a secure gated double width driveway.

The property is conveniently located on the development, offering the family buyer an ideal location due to being close to Trinity Primary School, Portishead Primary School, Parish Wharf Leisure Centre, The Nature Reserve and a nearby children's play park.

With properties of this nature rarely available, don't delay, contact Goodman & Lilley and speak to one of our property professionals to arrange your next appointment to view. Call, Click or Come in! 01275 430440/sales@goodmanlilley.co.uk

Accommodation Comprising

Entrance Hall

Secure front door opening to the entrance hall, light and airy in its appearance with staircase rising to the first floor landing, storage cupboard, radiator, wood laminate flooring, doors opening to principle rooms.

Cloakroom

Fitted with a two piece suite comprising; low-level WC, hand wash basin, tiled splash backs, radiator.

Play Room/Study

uPVC double glazed window to front aspect overlooking the park, radiator, wood laminate flooring, TV point.

Living Room

A spacious principle reception room, light-filled and enjoying a dual aspect with uPVC double glazed window to the front aspect and uPVC double glazed French doors opening to rear garden, feature contemporary styled gas fire place, radiators, quality wood laminate flooring, TV point.

Kitchen/Dining Room

A beautiful, light-filled open-plan kitchen/dining room which really is the 'hub of the home' designed for the sole purpose of entertaining family and friend creating the perfect space for modern day family living. The kitchen is fitted with a comprehensive range of wall, base and drawer units

with white quartz work surfaces and upstands, inset one and a half bowl ceramic sink and drainer unit with filtered water and hot water tap, island unit with Quartz worksurface with 6-ring gas hob, built-in electric fan assisted double ovens, integrated dishwasher, recess for American fridge/freezer, wood laminate flooring, radiators, feature uPVC double glazed bi-folding doors opening to the rear. The dining area has ample space to position a family-sized dining room table and chairs, recessed ceiling downlighting, uPVC double glazed window to the side aspect, remote controlled electric skylight window, door to the utility room.

Utility Room

Fitted with a range of wall, base and drawer units with work surface over with inset stainless steel sink and drainer unit, plumbing for washing machine, wall-mounted gas fired boiler serving domestic hotwater and the heating system, secure part-double glazed door to rear garden.

First Floor Landing

With doors opening to all accommodation, access to roof space via loft hatch, door to airing cupboard housing the hot water cylinder.

Master Bedroom

A good-sized principle bedroom with a fitted with a range of built-in wardrobes, uPVC double glazed window to front aspect enjoying a pleasant outlook over the park, TV point, door to:

En-Suite Shower Room

Fitted with a quality fully-tiled three piece suite comprising; low level WC, floating vanity wash basin with storage beneath, walk-in double shower enclosure with drench shower and hand shower attachment, underfloor heating, extractor fan, uPVC double glazed obscure window to front aspect.

Bedroom Two

A good double bedroom with uPVC double glazed window to the front aspect enjoying the open aspect, radiator.

Bedroom Three

A double bedroom with uPVC double glazed window to rear aspect, radiator.

Bedroom Four

A fourth double bedroom with uPVC double glazed window to rear aspect, radiator.

Family Bathroom

Fitted with a three piece suite comprising; low level WC, pedestal hand wash basin, deep panelled bath with hand shower attachment, glazed shower screen, fully tiled, heated towel rail. uPVC double glazed obscure window to the rear aspect.

Outside

The enclosed rear garden enjoys a favoured southerly orientation and is laid predominantly to lawn with a expansive composite decking extending across the rear elevation of the property. The decked area is conveniently accessed from the bi-folding doors from the kitchen/dining room providing the ideal place to entertain family and friends.

Double Garage & Driveway

The double garage is accessed over a gated double width driveway proving ample off-road parking for several vehicles. The double garage is accessed via twin garage doors, light and power connected.



- Executative Detached Family Home
- Impeccably Presented Throughout
- Pleasant Open Outlook
- Four Double Bedrooms (En-Suite)
- South-Facing Rear Garden
- Viewing Highly Advised
- Extended Kitchen/Dining Room
- Double Garage & Gated Driveway



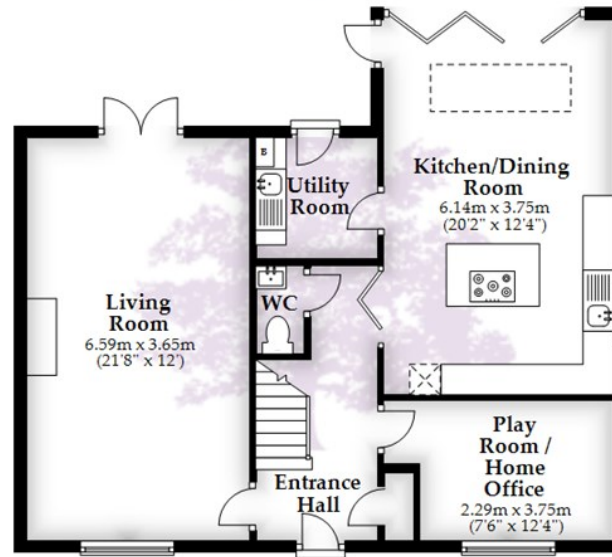


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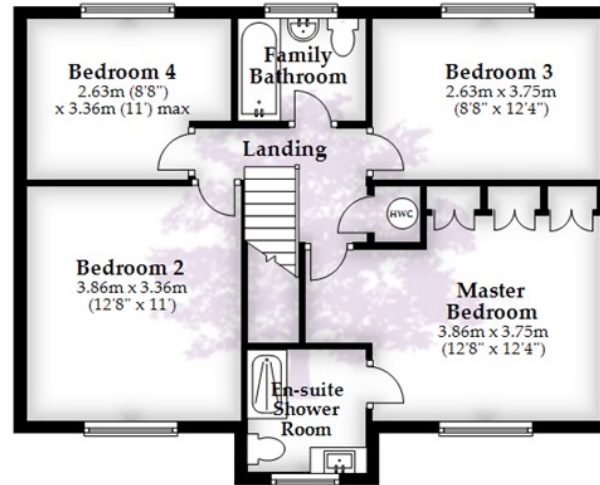
Ground Floor

Approx. 70.8 sq. metres (762.0 sq. feet)



First Floor

Approx. 63.4 sq. metres (681.9 sq. feet)



Total area: approx. 134.2 sq. metres (1444.0 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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