



21 HIGHFIELD DRIVE,  
PORTISHEAD, BS20 8JG

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GOODMAN  
& LILLEY



# AN OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED IN A CUL-DE-SAC POSITION ON PORTISHEAD'S POPULAR HILLSIDE.

Offering further potential to extend to the side, this home in brief comprises; entrance hall, living room, dining room, kitchen/breakfast room, downstairs bedroom, cloakroom and utility room providing an opportunity to convert to cater for a dependant relative. The first floor features two double bedrooms and a shower room and completes the internal footprint to this family home. The rear garden is laid predominantly to lawn, numerous decked seating areas and two tiered water feature providing interest. A garage and driveway lie traditionally to the side of the property.

This home sits within easy reach of the facilities of Portishead High Street and Marina, including a Waitrose and Sainsbury's with the nearby bus stop into town only a short walk away, Portishead also offers a large number of outdoor activities both water based and for the walking enthusiast, with the Portishead Sailing Club, Marina and outdoor pursuits such as the open air lido and parks.

Call us today on 01275 430440/sales@goodmanlilley.co.uk and talk with one of our property professionals to arrange an internal inspection - 01275 430440/sales@goodmanlilley.co.uk

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: D

Services: All mains services connected.

## Accommodation Comprising;

### Entrance Hall

Secure front door opening to the entrance hall, stairs rising to the first floor landing, tiled flooring, radiator, telephone point, doors opening to the living room and the kitchen.

### Living Room

A good-sized living room, ceramic tiled flooring, uPVC double glazed window to the front aspect, radiator, open-grate fireplace, open-plan to the dining room.

### Dining Room

Continuation of the ceramic tiled flooring, ample space to position a dining room table and chairs, radiator, uPVC French doors open to the lean-to, door to the kitchen, doors into the lean-to extension.

### Kitchen

Fitted with a range of wall, base and drawer units with work surfaces over, inset sink with chrome mixer tap, metro tiled splash backs, radiator, space for dishwasher and fridge/freezer, four ring gas hob with glazed splash back, extractor fan, electric fan assisted double electric oven, uPVC double glazed windows to the rear aspect.

### Utility Room

Provisions for a washing machine and tumble dryer, uPVC double glazed window to side aspect, radiator.

### Cloakroom

Fitted with a two piece suite comprising: Duetto low-level WC, uPVC double glazed window to the side aspect, radiator.

### Bedroom Three

Positioned on the ground floor with a uPVC double glazed door and window combination overlooking and leading onto the rear garden, radiator.

### First Floor Landing

Doors to bedroom one and two, shower room and the airing cupboard, loft access with pull-down ladder, uPVC double glazed window to the side aspect affording glimpses towards the estuary.

### Bedroom One

A large double bedroom with built-in wardrobes, radiator, uPVC double glazed window to the front aspect offering a pleasant outlook.

### Bedroom Two

A double bedroom with built-in mirror fronted wardrobe, radiator, cupboard housing gas fired combination boiler serving the heating system and hotwater, uPVC double glazed window to the rear aspect.

### Shower Room

Fitted with a three piece suite comprising; low-level WC, double shower enclosure with mains shower, sink with built-in storage under, uPVC double glazed window to the rear aspect, storage cupboard, chrome heated towel rail, fully tiled.

### Outside

The rear garden is laid predominantly to lawn, numerous decked seating areas and two tiered water feature providing interest. A walkway to the side provides access to the front courtyard housing a log store as well as a gate to the driveway.

### Garage & Driveway

The garage is approached over a driveway providing off-road parking for one vehicle. The garage has an electric roller door, light and power connected.

- Semi-Detached Family Home
- 1051 Sq. Ft Of Living Accommodation
- Garage & Driveway
- Cul-De-Sac Position
- Three Bedrooms
- Sunny Rear Garden
- Popular Hillside Location
- Viewing Highly Recommended

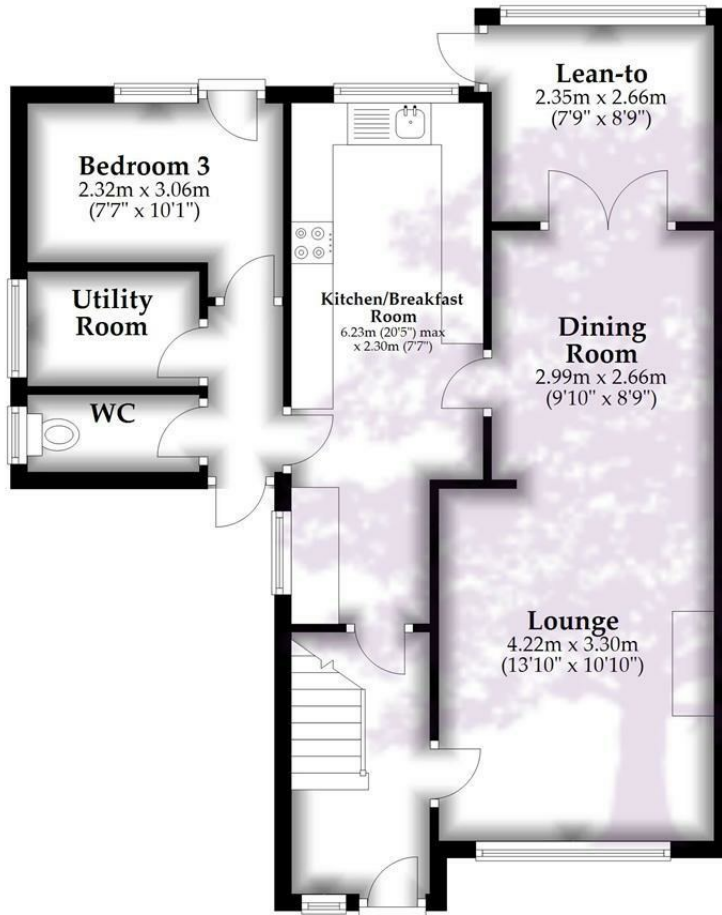


GUIDE PRICE £375,000



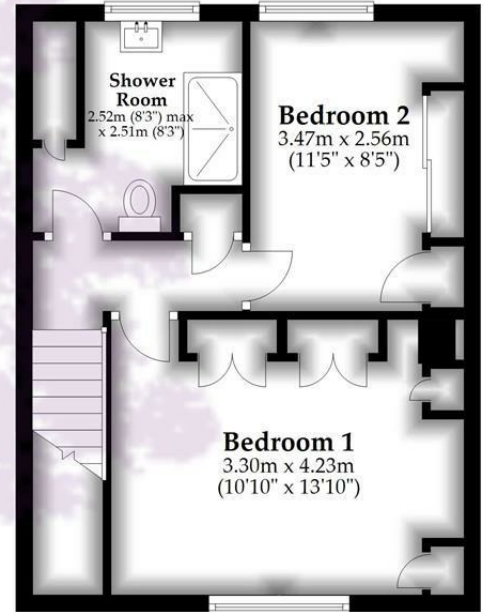
## Ground Floor

Approx. 62.2 sq. metres (669.6 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx. 97.7 sq. metres (1051.6 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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