



20 SALLY HILL,  
PORTISHEAD, BS20 7BH

---

**GOODMAN  
& LILLEY**



## THE BLEND OF CONTEMPORARY MARINA LIVING AND THE DELIGHTS OF A TRADITIONAL FOUR-BEDROOM TOWNHOUSE GIVES THIS HOME THE PERFECT LOCATION WHICH IS CONVENIENTLY SITUATED ON THE FRINGES OF THE POPULAR PORT MARINE DEVELOPMENT.

The light and airy flexible accommodation is arranged over three floors, with a spacious entrance hall, cloakroom, study/fifth bedroom, living room with balcony and access to the integral garage to the entrance floor. Family buyers will warm to the open-plan reception space offered on the garden level with a spacious family/dining room leading to the contemporary styled kitchen. Four double bedrooms, with the master bedroom benefiting from a re-fitted en-suite shower room, a re-fitted family bathroom completes the internal accommodation. Externally, the property benefits from an enclosed low-maintenance rear garden and driveway to the front providing off-street parking for a couple of vehicles.

With homes of this design rarely available on Goodman & Lilley anticipate a good degree of interest due to its location and the 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.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

### Accommodation Comprising:

#### Entrance Hall

Secure entrance door opening into the spacious entrance hall, storage cupboard, radiator, wood laminate flooring, telephone point, stairs to lower level, stairs to first floor landing, double doors to living room, door to study/bedroom five, cloakroom and the integral garage.

#### Cloakroom

Fitted with two piece modern white suite comprising; pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator.

#### Study/Bedroom Five

uPVC double glazed window to front, radiator, telephone point.

#### Living Room

Two full-height uPVC double glazed window to rear, three radiators, oak flooring, telephone point, TV point, coving to ceiling, secure uPVC double glazed patio doors opening to the canopied balcony.

#### Canopied Balcony

Canopied balcony with wrought iron hand rails and balustrades offering the ideal space to sit back and enjoy the outlook over Portisheads Marina development.

#### Lower Ground Floor Hall

Under-stairs storage cupboard, radiator, door to:

#### Cloakroom

Fitted with two piece modern white suite comprising; pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator.

#### Dining/Family Room

A wonderful living space, light-filled that seamlessly interacts with the kitchen providing a family orientated living space that opens out onto the rear garden via the full-height uPVC double glazed French door and window combination, oak flooring, radiator, open-plan to:

#### Kitchen

Fitted with a matching range of contemporary styled base, drawer and eye-level units finished with Corian worksurfaces and a matching breakfast bar peninsula, inset 1+1/2 bowl sink with single drainer and mixer tap, integrated dishwasher, fridge/freezer, fitted eye-level electric fan assisted double oven, built-in five ring gas hob with extractor hood over, recessed ceiling downlighting, uPVC double glazed window to rear, oak flooring.

#### Landing

Storage cupboard, radiator, coving to ceiling, access to roof space via loft hatch, doors opening to all first floor accommodation.

#### Master Bedroom

uPVC double glazed window to rear, fitted double wardrobes, radiator, telephone point, TV point, coving to ceiling, door to:

#### En-Suite Shower Room

Re-fitted with three piece modern white suite comprising; low-level WC with concealed cistern, tiled shower enclosure with mains shower, vanity wash hand basin with storage beneath, part tiling to all walls, heated towel rail, extractor fan, obscured uPVC double glazed window to side, ceramic tiled flooring.

#### Bedroom Two

uPVC double glazed window to front aspect, storage cupboard, radiator, TV point, door to generous storage cupboard.

#### Bedroom Three

uPVC double glazed window to rear, double panel radiator.

#### Bedroom Four

uPVC double glazed window to front aspect, double panel radiator.

#### Family Bathroom

Re-fitted with a stylish white three piece suite comprising; panelled bath with drench shower above with glass screen to side, vanity wash hand basin with storage beneath, low level WC with concealed cistern, part-tiled walls, ceramic tiled flooring, heated towel rail, extractor fan.

#### Outside

The enclosed rear garden is predominantly laid to artificial lawn with a contemporary patio area that can be directly accessed from the dining/family room. The garden offers a good degree of privacy and is fully enclosed by wooden panel fencing with a side access gate leading to the front of the property.

#### Garage & Driveway

The property is approached over a driveway providing off-road parking for two cars. Integral single garage with power and light connected, uPVC double glazed window to rear, Up and over door, internal door providing access to the entrance hall.

- Semi-Detached Family Home
- In Excess Of 1600 Sq. Ft
- Port Marine Location
- Garage & Driveway
- Four/Five Bedrooms
- Versatile Accommodation
- Stunning Kitchen/Dining/Family Room
- Low Maintenance Rear Garden

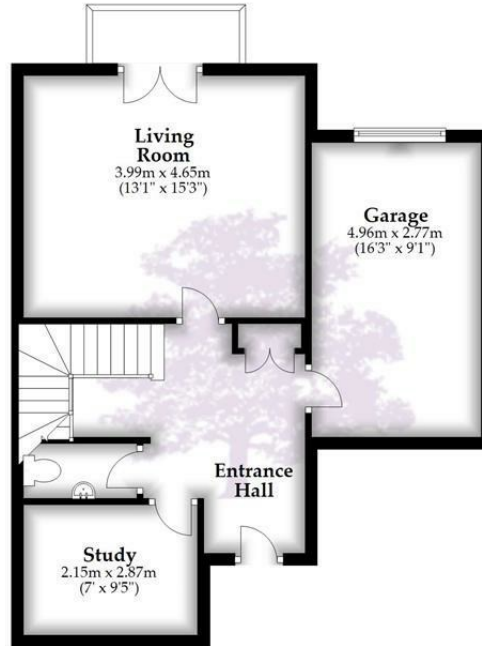


£625,000



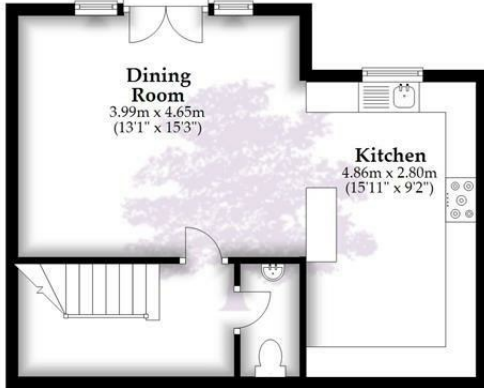
### First Floor

Approx. 54.7 sq. metres (588.6 sq. feet)



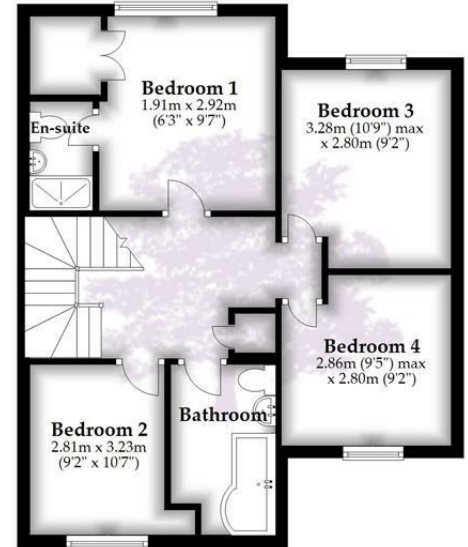
### Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



### Second Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



Total area: approx. 149.7 sq. metres (1611.8 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.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.