



4 LADYMEAD,
PORTISHEAD, BS20 7LJ

GOODMAN
& LILLEY







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PORTISHEAD BS20 7LJ

GUIDE PRICE

£685,000

An executive detached four bedroom family home sat within generous gardens and grounds enjoying a unique position overlooking the green.

Located on one of Portishead's most desired developments, 'The Vale' offers the family purchaser the ideal location, whether its cycling through the many park areas to the nearby primary schools or walking to the nearby shopping facilities - modern living doesn't get any more convenient than this.

The property is one of four houses approached over a private driveway which leads up to the property with accommodation arranged over two floors, comprising: (1443 SQ FT) entrance hall, cloakroom, study, living room, kitchen/breakfast room, inner hall with cloakroom and utility room. The first floor features four bedrooms, (master en-suite) and a family bathroom which completes the internal accommodation. The rear garden is larger than similar properties on the development and enjoys a favoured southerly orientation. Laid predominantly to lawn with a generous patio providing the ideal place to sit back and enjoy the orientation. The property is approached via a private driveway with ample off-road parking and a detached double garage.

A poignant feature of the property has to be the position, overlooking the green offering a pleasant outlook but also providing the family buyer the ideal location to be close to the nearby primary schools, walking distance to the nearby shopping facilities, or cycling through the many park areas. The property is also conveniently 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 outdoor activities both water based, with the Sailing Club and Portishead Marina, and outdoor pursuits such as the open air lido and parks within North Somerset.

Goodman & Lilley anticipate a good degree of interest due to the popularity of 'The Vale' and the unique position overlooking the park. 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: F

Services: All mains services connected.

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

Accommodation Comprising:

Entrance Hall

A secure part-glazed front door opens into the entrance hall, light and airy in its appearance with multi-paned glazed French doors opening to both the living room and dining room, doors to the study and the kitchen, quality Amtico wood effect flooring, understairs and coat cupboards.

Living Room

A light-filled principal reception room enjoying a triple aspect enjoying a pleasant outlook over the green and play park, gas living flame fire set within a stone inset and hearth, TV & telephone points, uPVC double glazed sliding patio doors opening to the rear garden.

Study

uPVC double window to the front aspect enjoying an open outlook overlooking the open green, radiator.

Dining Room

A good-sized reception room offering ample space to position a dining room table and chairs, radiator, uPVC double glazed window aspect enjoying side aspect.

Kitchen/Breakfast Room

The kitchen/breakfast room is certainly the 'hub of the home' and creates a wonderful entertaining

space for visiting families and friends. The kitchen is fitted with a comprehensive range of cream wall, base and drawer units with wood block work surfaces over, inset stainless steel sink and drainer unit, mixer tap, tiled splash-backs, eye-level electric fan assisted oven, four-ring gas hob with extractor hood over, integrated dishwasher, fridge/freezer, uPVC double glazed window to the side aspect overlooking the rear garden, door to inner hall which leads to the cloakroom, utility room and also the rear garden.

First Floor Landing

A galleried landing with a uPVC double glazed window overlooking the garden, doors to all bedrooms and the family bathroom, airing cupboard.

Master Bedroom

A beautifully bright, dual aspect room with uPVC double glazed windows to both the front and rear aspects enjoying a pleasant outlook over the park and gardens. Built-in wardrobes, radiator, door to:-

En-Suite Shower Room

A modern three piece suite comprising; low-level WC, vanity wash hand basin with storage beneath, double shower enclosure with mains shower, chrome heated towel rail, uPVC double glazed and a window to the front aspect.

Bedroom Two

A dual aspect double bedroom enjoying a pleasant outlook towards the park and gardens, built-in wardrobes, radiator.

Bedroom Three

A large dual aspect double bedroom with built-in wardrobes and a pleasant outlook towards the park.

Bedroom Four

A spacious bedroom with a pleasant outlook towards the park.

Family Bathroom

A modern three piece suite comprising; low-level WC, deep panel bath with handheld shower over, pedestal wash hand basin, uPVC double glazed obscured window to the side aspect.

Outside

An exceptional south facing garden! Occupying a prime plot within The Vale, the rear garden faces due south and offers a high degree of privacy. The garden is laid predominantly to manicured lawns with deep planted borders displaying an array of flowers, a covered deck area and a large patio, perfect for al fresco dining in the warmer summer months. A side gate provides access to the front of the property.

Double Garage & Driveway

The large detached double is approached over a generous and private driveway providing off-road parking for numerous vehicles. The double garage is accessed via two up and over doors, light and power connected.



- Executive Detached Family Home
- Cul-De-Sac Position
- Approaching 1450 SQ FT
- Four Double Bedrooms
- Stunning Outlook Over The Park
- Full Fibre Broadband Connected
- Three Reception Rooms
- Private South Facing Garden
- Double Garage & Private Driveway



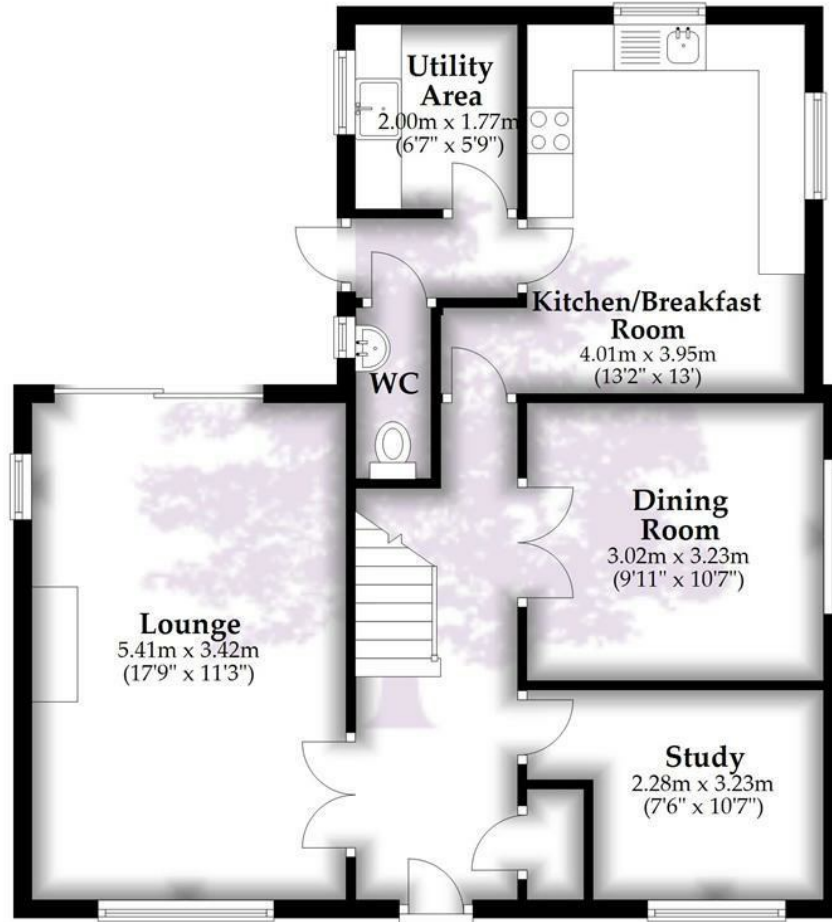


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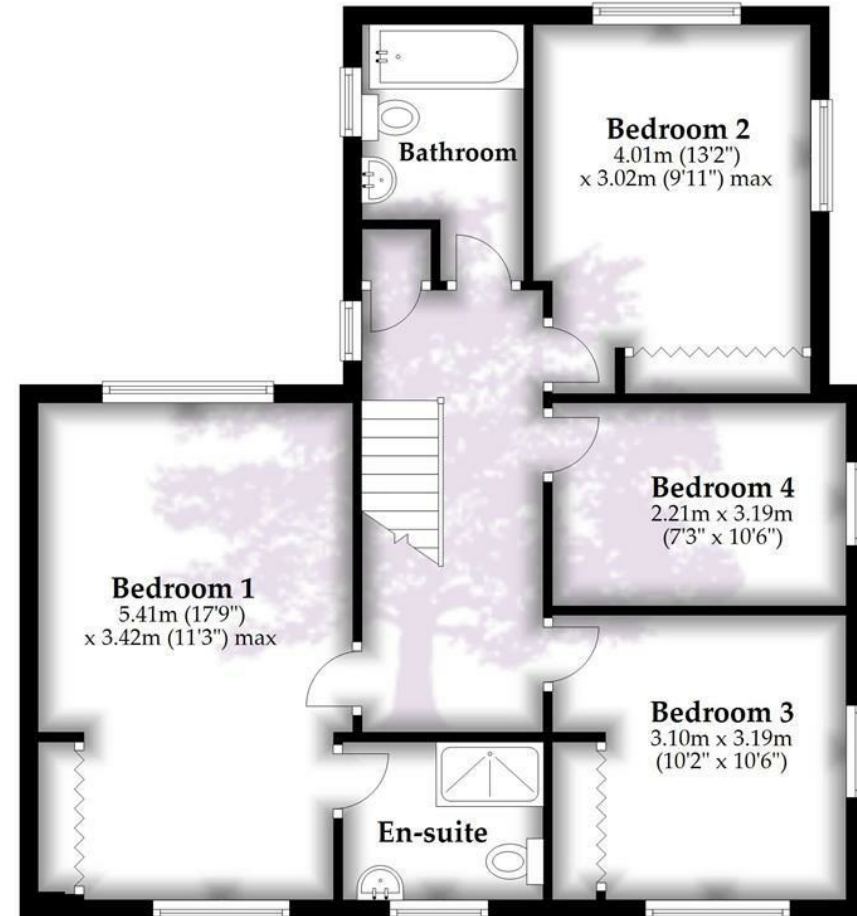
Ground Floor

Approx. 66.6 sq. metres (716.7 sq. feet)



First Floor

Approx. 67.5 sq. metres (727.0 sq. feet)



Total area: approx. 134.1 sq. metres (1443.7 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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