



16 Finisterre Parade, Portishead, BS20 7GJ

Guide Price £499,950

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

16 Finisterre Parade, Portishead, BS20 7GJ

An immaculately presented four bedroom detached family home, located on the vibrant Village Quarter development with a garage and gated driveway.

- Detached Family Home
- En-Suite Shower Room
- Garage & Gated Driveway
- Close To Trinity School
- Four Bedrooms
- Vibrant Village Quarter
- Approaching 1100 SQ FT
- Viewing Highly Advised

This wonderful family home in brief comprises; entrance hall, cloakroom, kitchen/family room, utility room and living room. To the first floor are four bedrooms, master with en-suite shower room and a family bathroom. Externally, the property benefits from a fully enclosed landscaped south-facing rear garden with access to the gated driveway and a single garage completing the package.

The stylish interior provides a wonderful balance of space for both professional couples looking to escape the hustle and bustle of the city, yet still retain ease of access to the motorway network & city centre. For family buyers with its position set close to Trinity Primary School and nearby Nature Reserve and Marina making this house an ideal place to watch the family grow.

Presented in such a high standard this is one property that is sure to create a lot of interest due to the accommodation on offer, a good size rear garden, gated driveway and garage don't delay contact Goodman & Lilley to arrange your next appointment to view.

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: Electric, Water, Gas, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation Comprising:-

Entrance Hall

Secure front door opening to the entrance hall, radiator, laminate flooring, telephone point, stairs rising to the first

floor landing, French doors opening to the living room, doors opening to the kitchen and the cloakroom.

Cloakroom

Fitted with two piece modern white suite comprising; low-level, wash hand basin with cupboards under, heated towel rail, extractor fan, tiled splashbacks, ceramic tiled flooring, recessed ceiling spotlights.

Kitchen/Dining Room

Fitted with a matching range of modern white fronted base, drawer and eye level units with worktop space over, inset 1+1/2 bowl stainless steel sink unit with single drainer unit, mixer tap, tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring electric ceramic hob with extractor hood over, uPVC double glazed window to the front and rear aspects, heated towel rail, double panel radiator, laminate flooring, recessed ceiling spotlights, door to:

Utility Room

Fitted with a matching range of modern white fronted eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, under-stairs storage cupboard, laminate flooring, secure uPVC double glazed courtesy door to garden.

Living Room

A light and airy room enjoying a dual aspect with a uPVC double glazed window to front aspect and two full height uPVC double glazed windows to rear aspect, radiators, laminate flooring, TV & telephone point.

First Floor Landing

Cupboard housing gas fired combination boiler serving heating system and domestic hot water, radiator, access to roof space via loft hatch, doors opening to all first floor accommodation.

Master Bedroom

uPVC double glazed window to the rear aspect, TV & telephone point, door to:

En-Suite Shower Room

Fitted with three piece modern white suite comprising; low-level WC, tiled double shower enclosure with fitted shower, wash hand basin with cupboards under, mixer tap, full height tiling to all walls, heated towel rail, extractor fan, shaver point, obscured uPVC double glazed window to rear aspect.

Bedroom Two

uPVC double glazed window to rear aspect, built-in double wardrobes, radiator.

Bedroom Three

uPVC double glazed window to front aspect, radiator.

Bedroom Four

uPVC double glazed window to front, storage cupboard, radiator, built-in wardrobes.

Family Bathroom

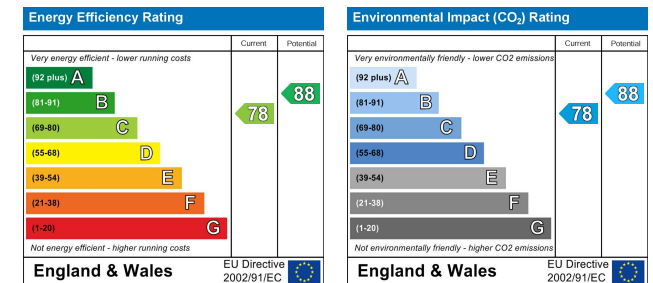
Fitted with two three piece modern white comprising; low-level WC, deep panelled bath with independent shower over and glazed shower screen, wash hand basin with cupboards under, tiled splashbacks, full height tiling to all walls, extractor fan, uPVC obscure double glazed window to front aspect, radiator, recessed ceiling spotlights.

Outside

The landscaped rear garden enjoys a sunny aspect and is laid predominantly to artificial lawn, raised timber decking and a raised herbaceous border flanking the rear of the garden. The timber decked area is of a generous size and provides the ideal space to sit back and dine alfresco in the warmer summer months.

Garage & Driveway

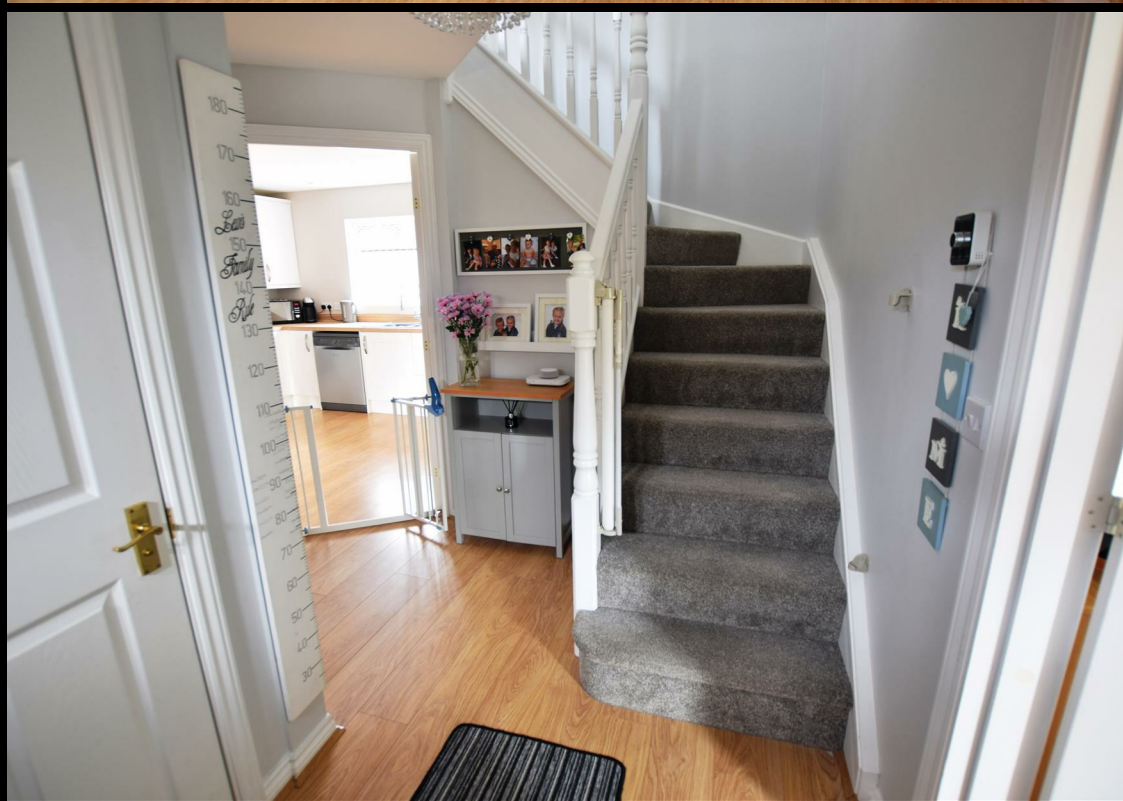
The garage is approached over a gated tarmac driveway providing secure parking for two vehicles. The garage has an up and over door, light and power connected, courtesy door opening to the rear garden.



Portishead

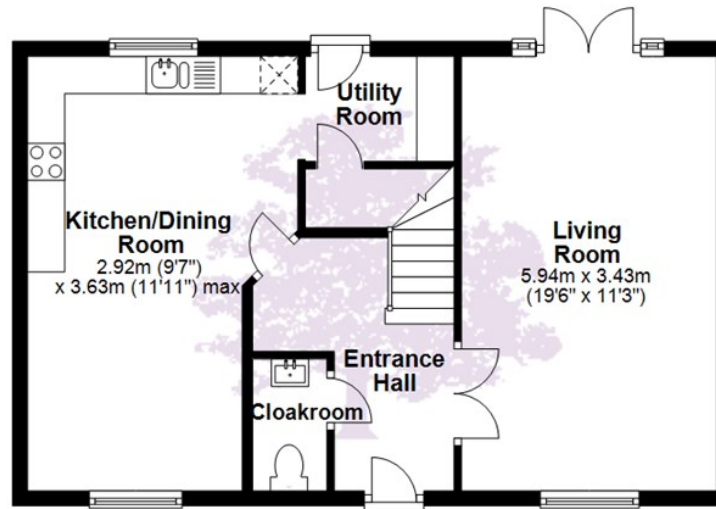
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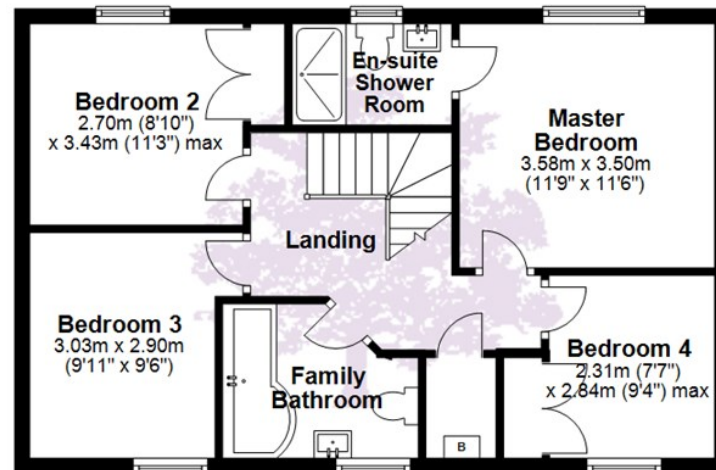
Ground Floor

Approx. 44.9 sq. metres (482.8 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



Total area: approx. 100.2 sq. metres (1079.0 sq. feet)



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 and 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.