



134 NEWFOUNDLAND WAY,
PORTISHEAD, BS20 7PT

**GOODMAN
& LILLEY**



A MARINA FAMILY 4/5 BEDROOM TOWNHOUSE OFFERED TO THE MARKET PLACE IN EXEMPLARY ORDER THROUGHOUT, PROVIDING THE MODERN FAMILY GOOD SIZED AND VERSATILE LIVING ACCOMMODATION THROUGHOUT.

The property has undergone a series of alterations and improvements by the current owners over recent years to provide beautiful, contemporary, cutting-edge designed living space arranged over three floors.

On entering the home you're greeted with a spacious, warm and inviting entrance hall with door opening to the study/fifth bedroom. The entrance hall neatly leads into the stunning kitchen/dining room which is beautifully fitted with a comprehensive range of grey wall and base units Quartz work surfaces over. The kitchen is fully equipped with all the integrated appliances you'd expect with a kitchen of this quality, appliances include two electric fan assisted ovens, combi-oven and microwave, with a warming drawer underneath, 5-ring gas hob, waste disposal unit, fridge/freezer and a dishwasher. The lighting in the lounge and around all the shelving in the kitchen is all controllable via the Philips Hue app. The dining area seamlessly interacts with the kitchen with bi-folding doors that fully extend bringing the outdoors, inside. The 'hub of the home' and certainly a poignant feature to this impressive home.

To the first floor is featured the living room with a delightful open aspect which can be enjoyed from the balcony. A double bedroom and an en-suite complete the accommodation to this floor. The second and final floor features three double bedrooms and a family bathroom and completes the internal footprint (1616 Sq. Ft)

The contemporary landscaped rear garden enjoys a sunny orientation offering a high degree of privacy, rarely found in this location with the boat yard to the rear setting the nautical scene. Laid predominantly to patio with a mixed variety of plants and selection of trees occupying raised planters and borders. A raised decked seating area provides the ideal place to dine alfresco in the summer months. A garage is accessed from the rear garden with allocated parking in front.

The Marina couldn't be more convenient to enjoy life in Portishead to the full. The area surrounding the development offers a variety of places to enjoy and visit, including The Lake Grounds, home to the open air swimming pool, Portishead's traditional Victorian High Street and the various bars and restaurants located around the Marina. The development's location is also ideal for commuters, whether you work in the city or further afield, it is just minutes from M5 motorway network.

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

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

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- Marina Townhouse
 - Stunning Contemporary Kitchen/Dining Room
 - Quality Fixtures & Fittings
 - Prime, Vibrant Location
 - Impeccably Presented Throughout
 - 4/5 Bedrooms (Master En-Suite)
 - Balcony With Views Towards The Marina
 - Garage & Parking
 - In Excess Of 1600 Sq. Ft
 - Viewing Highly Recommended

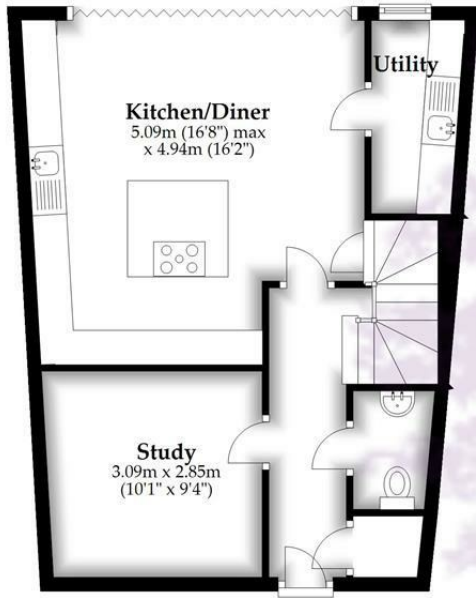


GUIDE PRICE £625,000



Ground Floor

Approx. 47.9 sq. metres (515.8 sq. feet)



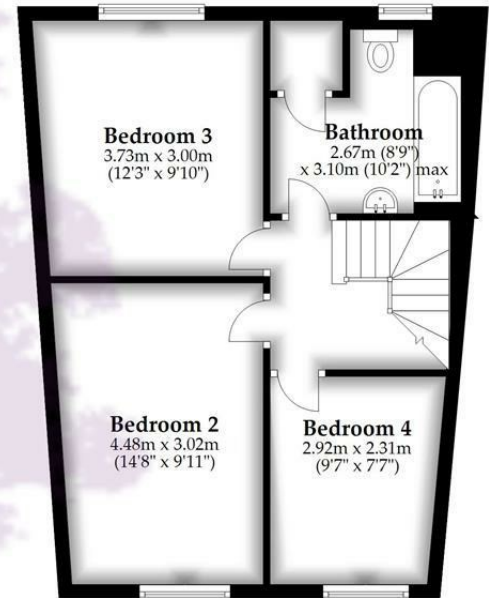
First Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



Second Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



Total area: approx. 148.8 sq. metres (1602.1 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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