



3 ROSE HILL, NORE ROAD,
PORTISHEAD, BS20 6JY

**GOODMAN
& LILLEY**







3 ROSE HILL, NORE ROAD

PORTISHEAD BS20 6JY

GUIDE PRICE

£695,000

A substantial, contemporary styled four bedroom semi-detached family home built to a cutting edge design located above Portishead's popular coastal road affording stunning views of the estuary and the Welsh hills.

Saint Josephs Gardens is an exclusive development of only a handful of properties built by Messrs Acorn Homes in 2016 and offers unique family living in a prime location making it the ideal choice for a variety of purchasers, with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer, with a selection of Bars and Restaurants to enjoy in both locations. The family buyer will warm to the nearby Lake Grounds, providing the various sporting activities the Lake Grounds has to offer.

This remarkable, contemporary styled family home is built sympathetically to the surroundings and is also ideally suited to the landscape it occupies. Without a doubt, one of the most striking features of this fine residence, aside from the sumptuous fittings, has to be the living accommodation, designed with the sole purpose of family life.

The ground floor is where the main living accommodation resides. Occupying this level is the most wonderful, open-plan kitchen/dining room/family room ideally suited to today's modern day living, the 'hub of the home' and certainly has the 'wow' factor! This space could be divided into a more traditional space with the use of the sliding doors between the kitchen and dining room.

A light-filled staircase rises up to the first floor and is filled with an abundance of natural light and features a modern family bathroom, three bedrooms with the second bedroom enjoying an en-suite shower room.

The second floor provides a wonderful master suite with en-suite shower room, access to the southerly facing roof terrace and private balcony to the front affords stunning, elevated views of the estuary and the Welsh hills in the distance.

Externally the property is blessed with landscaped front and rear gardens with a single garage and driveway located to the rear providing off street parking.

Accommodation Comprising:

Entrance Hall

Secure front door opening to the entrance hall, quality wood flooring with underfloor heating, utility cupboard with plumbing for washing machine and heat recovery system, under-stairs boiler cupboard with wall mounted gas boiler serving heating system and domestic hot water, recessed ceiling spotlights, doors to all principal rooms, stairs rising to first floor landing with LED footwell lighting, secure part double glazed door to side.

Cloakroom

Fitted with two piece contemporary white suite comprising: wall hung wash hand basin, low-level WC and chrome heated towel rail, ceramic tiling to splash prone areas, ceramic tiled floor, recessed ceiling spotlights, obscure double glazed window to front.

Dining Room

Full-height double glazed window to front with secure inset door opening to the front garden, quality wood flooring with underfloor heating, TV & telephone points, sliding doors to:

Kitchen

Fitted with a comprehensive range of stylish base and eye level units with under lighting, soft closing drawers and worktop space over over, inset stainless steel sink unit with single drainer and glazed splashback, matching central island unit with cupboards under and breakfast bar, fitted with a range of integrated appliances including fridge, freezer and dishwasher, fitted eye level electric fan assisted double oven, built-in four induction hob with extractor hood over, quality wood flooring with underfloor heating, half-height stairs leading to:-

Living Room

A spacious and light-filled principal reception room with two full-height double glazed windows to rear incorporating secure full-height double glazed sliding doors to the garden, quality wood flooring with underfloor heating, TV & telephone points, recessed ceiling spotlights.

First Floor Landing

Full-height double glazed window to side, airing cupboard housing hot water tank, stairs rising to second floor landing with LED footwell lighting, doors to three bedrooms and family bathroom.

Bedroom Two

Two full height double glazed windows to front, fitted triple wardrobes with sliding doors, radiator, TV & telephone points, door to:

En-Suite Shower Room

Fitted with a three piece luxurious white suite comprising: fitted double shower enclosure with fitted shower and glass screen, wall hung wash hand basin with ceramic tiling to splash prone areas, low-level WC and chrome heated towel rail, shaver point, ceramic tiled flooring, recessed ceiling spotlights.

Bedroom Three

Double glazed window to rear, radiator, TV & telephone points.

Bedroom Four

Double glazed window to rear, radiator, TV and telephone points.

Family Bathroom

Fitted with a luxurious three piece modern white suite comprising: deep panelled bath with independent shower over and glass screen, wall hung wash hand basin with stainless steel mixer tap and low-level WC, ceramic tiled splashbacks, chrome heated towel rail, shaver point, ceramic tiled flooring, recessed ceiling spotlights.

Second Floor Landing

Full height double glazed window to side, radiator, doors to the master bedroom and roof terrace.

Master Bedroom

Double glazed window to rear and full height double glazed window to front incorporating a secure double glazed door leading out to the balcony, fitted double wardrobes, radiator, TV & telephone points.

En-Suite Shower Room

Fitted with a contemporary three piece white suite comprising: recessed tiled shower enclosure with fitted shower and glass screen, wall hung wash hand basin with chrome mixer tap, ceramic tiled splashbacks, shaver point, low-level WC and chrome heated towel rail, obscure double glazed window to front, ceramic tiled flooring, recessed ceiling spotlights.

Balcony

Exclusively accessed from the master bedroom affording elevated views towards the estuary, Lake Grounds and the Welsh hills.

Sun Terrace

The enclosed roof terrace offers the ideal place to sit back and relax whilst soaking up the sun thanks to the favourable south west orientation whilst offering a degree of privacy.

Outside

The rear garden enjoys a southerly orientation and is predominantly laid to patio and a tiered garden with a range of mature flowering shrubs and flora. The patio area extends across the rear of the property and easily accessed from the living room providing a private outside seating space. Secure gated access leads to the driveway and secure courtesy leads into the garage.

Garage & Driveway

Driveway provides off-street parking for one vehicle to the side of the garage, the garage is accessed via an up and over door, power and light connected.



- Semi-Detached Townhouse
- Four Double Bedrooms (2 En-Suites)
- Approaching 1950 SQ.FT
- Balcony & Sun Terrace (19' x 13')
- Estuary & Welsh Coastline Views
- Prime Coastal Residential Address
- Southerly Facing Rear Garden
- Underfloor Heating To Ground Floor
- Garage & Driveway (electric charging)



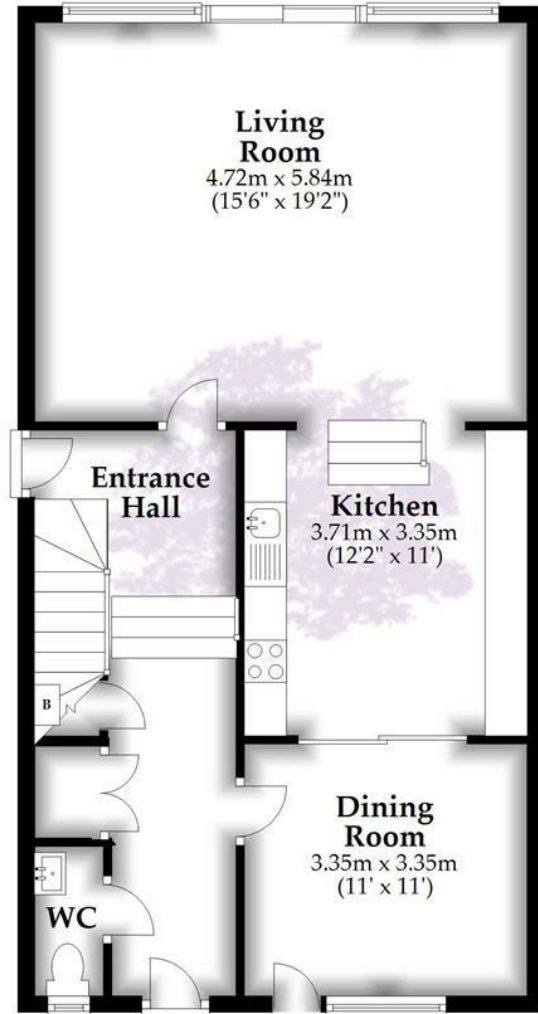


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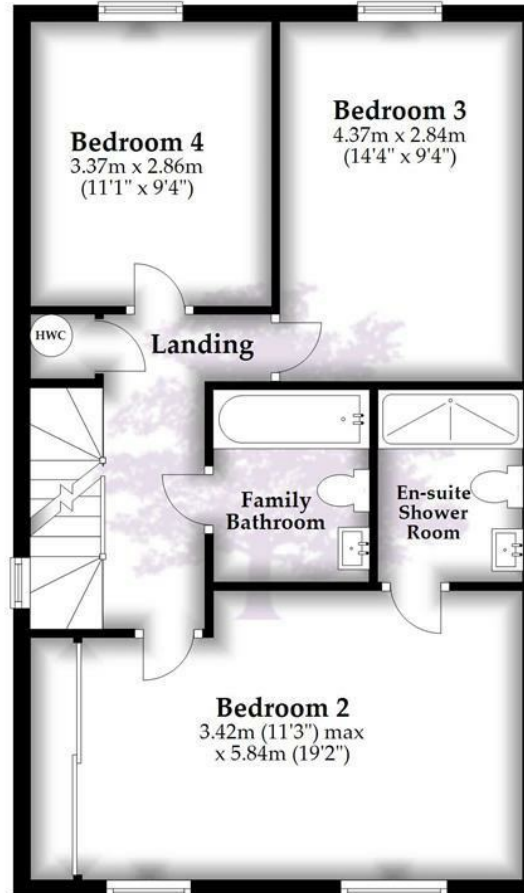
Ground Floor

Approx. 68.8 sq. metres (740.5 sq. feet)



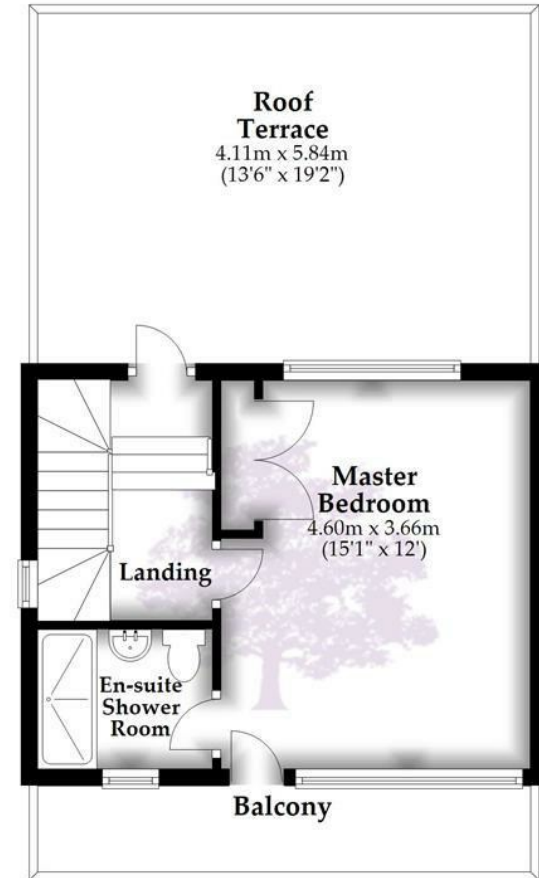
First Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



Second Floor

Approx. 26.8 sq. metres (288.5 sq. feet)



Total area: approx. 154.9 sq. metres (1667.4 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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