



3 TANSY LANE,
PORTISHEAD, BS20 7JL

**GOODMAN
& LILLEY**







3 TANSY LANE

PORTISHEAD BS20 7JL

GUIDE PRICE

£675,000

A golden opportunity to acquire an executive detached family home offering substantial living accommodation located in a private tucked away position.

This stunning home is presented in show home condition and is beautifully arranged over two floors and in brief, comprises; spacious entrance hall, cloakroom, living room, study, utility room and the most wonderful kitchen/dining room. To the first floor are four double bedrooms, en-suite/dressing area to the master bedroom and a four-piece family bathroom which completes the internal accommodation to this fine home.

The enclosed landscaped rear garden is a real delight, laid predominantly to patio areas with pathways meandering through mature flowering shrubs, plants and specimen trees borders providing a burst of colour and also offering a good degree of privacy. The garden can be conveniently accessed via the French doors from the living room, utility room and the kitchen/dining room and provides a wonderful sunny aspect. The double garage is approached over a double width driveway providing off-road parking for two vehicles. Accessed via two up and over doors with light and power connected and eaves storage space. Secure gated access from the driveway provides useful access to the rear garden.

If it's a quiet location you're looking for, and a home that is ready to simply move into and unpack, then look no further. Add in the close proximity of the Nature Reserve, Trinity School, eateries on the Marina and the convenience of access to Junction 19 (M5) then this really is a great opportunity not to be missed. With quality family homes in this position rarely available, be quick to book your next appointment to view. 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

Accommodation Comprising

Entrance Hall

Secure front door opening to the entrance hall, light and airy in its appearance offering a good circulation space. Encaustic tiled flooring, radiator, turned staircase rising to the galleried landing, doors opening to the living room, study, cloakroom, utility room and the living room.

Cloakroom

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

Living Room

A good-sized principle reception room with uPVC double glazed window to front aspect, electric fireplace with composite stone surround and hearth, radiators, TV & telephone point, secure uPVC double glazed French doors opening onto the rear garden.

Kitchen/Dining Room

Fitted with a comprehensive range of modern wall, base and drawer units finished with granite worksurfaces over, inset stainless steel sink and mixer tap, granite upstands, space for dishwasher and fridge freezer, twin electric fan assisted double ovens, microwave, five ring induction hob with extractor hood over, granite splash back, recessed ceiling downlighting, uPVC double glazed window to the rear aspect, two sets of uPVC double glazed doors opening to the rear garden, radiators, recessed ceiling downlighting. The dining area provides ample space to position a sofa and also a family-sized dining room table.

Utility Room

Fitted with a range of wall and base units with worksurface over, inset stainless steel sink and drainer unit, tiled splash back, plumbing and space for washing machine and dryer, secure door to the rear garden.

Study

uPVC double glazed window to the front aspect, radiator, range of built-in office furniture.

Galleried Landing

A spacious galleried landing, light-filled with access to roof space via loft hatch, airing cupboard with wall mounted gas fired boiler serving the heating system and a hot water cylinder, uPVC double glazed window to the front aspect, doors opening to the bedrooms and the family bathroom.

Master Bedroom & Dressing Area

A spacious, light-filled room with a uPVC double glazed window to front aspect, dressing area with space for freestanding wardrobes, TV & telephone points, door to:

En-Suite Shower Room

Fitted with a modern three-piece suite comprising; low-level WC with concealed cistern, vanity wash hand basin, shaver point, tiled shower enclosure with mains drench shower and hand shower attachment, heated towel radiator, obscured uPVC double glazed window to the rear aspect.

Bedroom Two

uPVC double glazed window to rear aspect, radiators, TV & telephone points.

Bedroom Three

A double bedroom with a uPVC double glazed window to aspect, radiator.

Bedroom Four

A double bedroom with uPVC double glazed window to rear aspect, radiator, TV point.

Family Bathroom

Fitted with a modern four-piece suite comprising; low-level WC, vanity wash hand basin with storage beneath, shaver point, deep panelled bath with hand shower attachment, tiled shower enclosure with mains drench shower, heated towel radiator, recessed ceiling down lighting, obscured uPVC double glazed window to the rear aspect.

Outside

The enclosed rear garden is laid predominantly to lawn and a ornamental artificial lawn with mature flowering shrubs, plants and specimen trees occupying the borders providing a burst of colour and also offering a good degree of privacy. The garden is blessed with various places to sit with a seating patio to the rear of the garden and another accessed from the living room and provides ample space to sit back and relax and enjoy the garden whilst entertaining family and friends. This seating space can be easily accessed via the French doors from the living room and the kitchen/dining room.

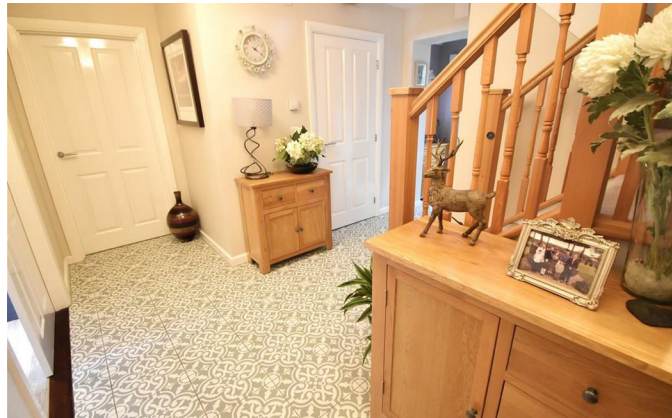
Double Garage & Driveways

The double garage is approached over a double width driveway to the rear of the property providing off-road parking for several vehicles. Accessed via two electric roller doors with light and power connected and eaves storage space. Secure gated access from the driveway provides useful access to the rear garden. To the front of the property, there is an additional parking space.



- Executative Detached Family Home
- Approaching 1800 Sq. Ft
- Private Tucked Away Position
- Parking For Four Cars
- Four Double Bedrooms
- Double Garage & Driveways
- Impeccably Presented Throughout
- Master En-Suite
- Landscaped Rear Gardens
- No Onward Chain



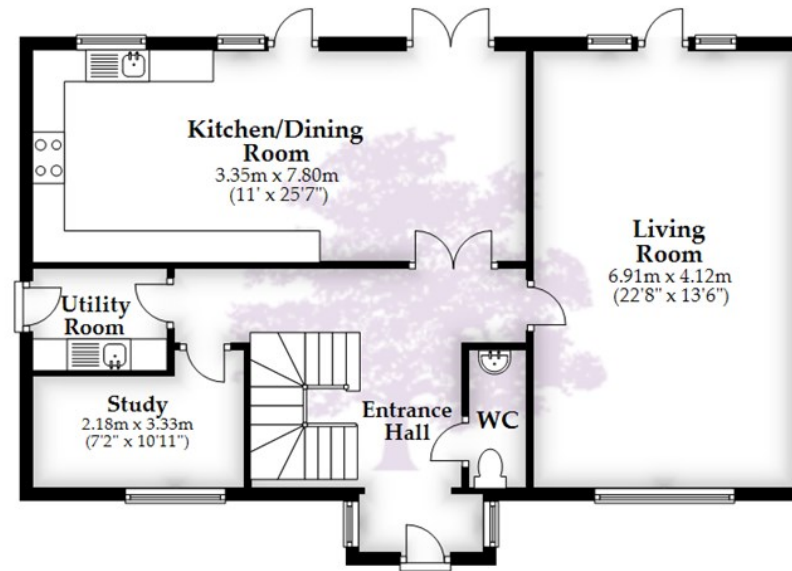


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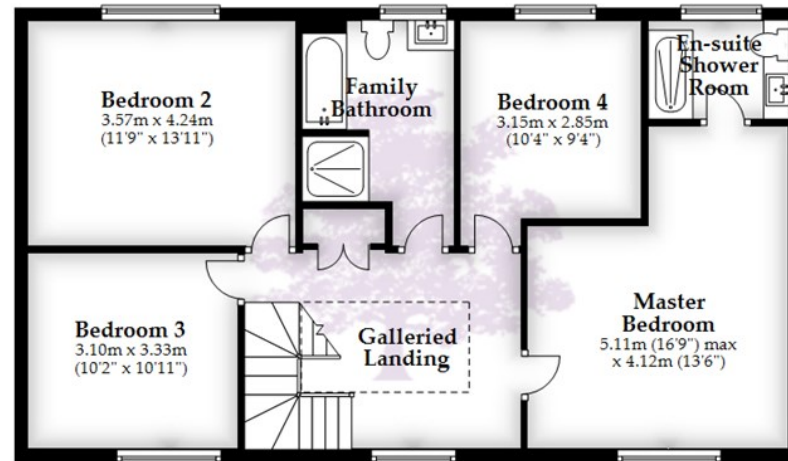
Ground Floor

Approx. 85.1 sq. metres (915.5 sq. feet)



First Floor

Approx. 82.2 sq. metres (884.4 sq. feet)



Total area: approx. 167.2 sq. metres (1799.9 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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