



38 ROBIN PLACE,
PORTISHEAD, BS20 7PX

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 7PX

GUIDE PRICE

£650,000

A substantial, detached, contemporary styled family home offered to the market place in exemplary order throughout providing the modern family versatile and spacious living accommodation throughout.

The property has undergone a series of improvements and extensions 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 which creates an immediate sense of quality. This room neatly leads into the stunning, extended kitchen/dining/family room which is fitted with a comprehensive range of quality, contemporary styled wall, base and drawer units finished with white Corian work surfaces over. The kitchen is fully equipped with all the integrated appliances you'd expect with a kitchen of this quality which include a dishwasher, washing machine, fridge/freezer and a twin built-in electric fan assisted ovens. The space is truly fantastic living space providing ample space for a dining room table and chairs with bi-folding doors opening to the rear garden. The living room is of a good size and interlinks seamlessly with living accommodation, a cloakroom also serves the living space on the ground floor.

The first floor features a beautiful re-fitted family bathroom, double bedroom with pleasing vistas of the nature reserve and is also where the second bedroom can be found which is of a generous size with sole use of the canopied balcony enjoying delightful open-aspect views across the nature reserve, a great place to sit back and enjoy the sun. A quality en-suite serves the second bedroom exclusively. The second and final floor features a master bedroom & dressing area which also enjoys private use of the balcony. The third bedroom is another room of good proportions and is served by a shower room.

The enclosed landscaped rear garden is laid predominantly to a level artificial lawn with a extensive patio area that extends across the rear elevation of the property and is conveniently accessed from the bi-folding doors from the open-plan kitchen/living/dining room providing the ideal place to dine alfresco in the late summer sun. The frontage is secured by iron estate fencing, laid to gravel with ample space for a garden table and chairs. The garage is accessed from the rear of the property and can be found beneath a coach house. The garage has an up and over door and is also blessed with two allocated parking spaces.

Accommodation Comprising:

Entrance Hall

Secure front door opening to entrance hall, storage cupboard, radiator, ceramic tiled flooring, telephone point, stairs rising to the first floor landing, doors opening to principal rooms.

Cloakroom

Fitted with two piece modern white suite comprising; Porcelanosa low-level WC and pedestal wash hand basin, extractor fan, tiling to splash prone areas, radiator, ceramic tiled flooring.

Family Room

A good sized room, light-filled with a full-height uPVC double glazed window to the front aspect enjoying views towards the nature reserve, uPVC double glazed window to side aspect, two double panel radiators, TV & telephone point, secure uPVC hardwood double glazed 'tilt & turn' door to opening to the frontage, open-plan to:-

Open-Plan Living/Kitchen/Dining Room

A truly stunning, extended living space which embraces modern family living providing open spaces to entertain family and friends. The kitchen is fitted with a matching range of quality, contemporary styled base, wall and drawer units with Corian work surfaces incorporating a island unit with breakfast bar peninsula, inset sink with boiling water mixer tap, tiled splash backs, floor-to-ceiling

units with integrated fridge/freezer, dishwasher, built-in microwave, washer/dryer, twin fitted eye-level electric fan assisted oven, built-in four ring induction hob with extractor hood over, marble effect tiled splash backs, extractor fan, wall mounted concealed gas fired boiler serving heating system and domestic hot water, two sets of uPVC double glazed bi-folding doors opening to the rear garden brining the outdoors, inside, vertical radiator, Kamdean flooring, Velux skylight windows, recessed ceiling spotlights. Ample space to position a family-sized table and chairs, open-plan to the family room. The kitchen extends to the front elevation providing another comfortable area to sit back and relax.

First Floor Landing

Enjoying a dual aspect, with a uPVC double glazed window to rear aspect, uPVC double glazed window to the front aspect enjoying elevated views of the nature reserve, airing cupboard housing hot water tank, radiator, stairs rising to second floor landing, doors opening to all of the first floor accommodation.

Bedroom Two

A superb sized room with uPVC double glazed window to rear, side and front aspects with the window to the front enjoying views towards the nature reserve and down the Gordano Valley, storage cupboard, two radiators, TV point, secure uPVC double glazed French doors to the balcony.

En-Suite Shower Room

Fitted with three piece modern white suite comprising; Porcelanosa low-level WC, Porcelanosa tiled double shower enclosure with fitted shower, Porcelanosa pedestal wash hand basin with mixer tap, extractor fan, shaver point, full height tiling to all walls, uPVC obscure double glazed window to rear aspect, radiator, ceramic tiled flooring.

Balcony

The second covered balcony is secured by wrought iron balustrades with a glazed windbreak insert offering the ideal place to sit back and enjoy the vistas.

Family Bathroom

fitted with three piece modern white suite comprising; Porcelanosa low-level WC, deep panelled Jacuzzi bath with mixer tap and hand shower attachment, Porcelanosa pedestal wash hand basin, tiled splash backs, heated towel rail, extractor fan, shaver point, uPVC obscure double glazed window to rear aspect, ceramic tiled flooring, recessed ceiling spotlights.

Bedroom Four

uPVC double glazed window to front aspect with nature reserve views, radiator, telephone point.

Second Floor Landing

uPVC double glazed window to rear aspect, radiator, access to roof space via loft hatch, doors opening to the second floor accommodation.

Master Bedroom

Enjoying a southerly orientation with elevated views of the nature reserve is this wonderful master bedroom, uPVC double glazed window to side aspect, radiator, TV & telephone point, secure double glazed French doors opening onto balcony, door opening to: Double door. DRESSING AREA 5.71m (18'9") x 3.23m with a range of built-in fitted wardrobes.

Balcony

The second covered balcony is secured by wrought iron balustrades with a glazed windbreak insert offering the ideal place to sit back and enjoy the vistas.

Bedroom Three

uPVC double glazed window to front aspect with the glorious views, radiator.

Shower Room

Fitted with three piece modern white suite comprising; Porcelanosa low-level WC, recessed tiled double shower enclosure with fitted shower, Porcelanosa pedestal wash hand basin, heated towel rail, extractor fan, shaver point, full-height tiling to two walls, uPVC double glazed window to rear aspect, ceramic tiled flooring.

Outside

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Garage & Parking

The garage is accessed from the rear of the property and can be found beneath a coach house. The garage has an up and over door and is also blessed with two allocated parking spaces.



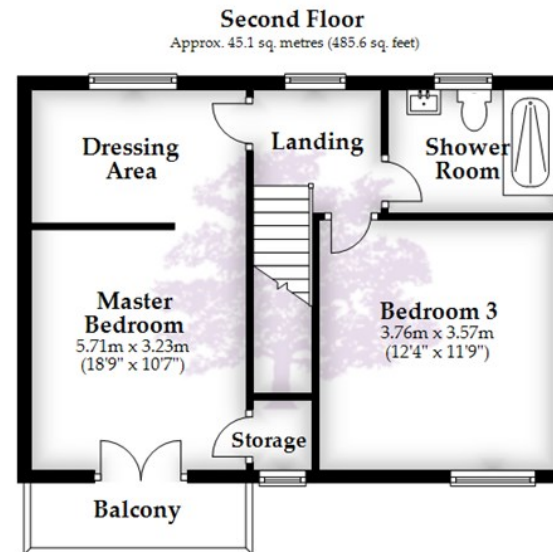
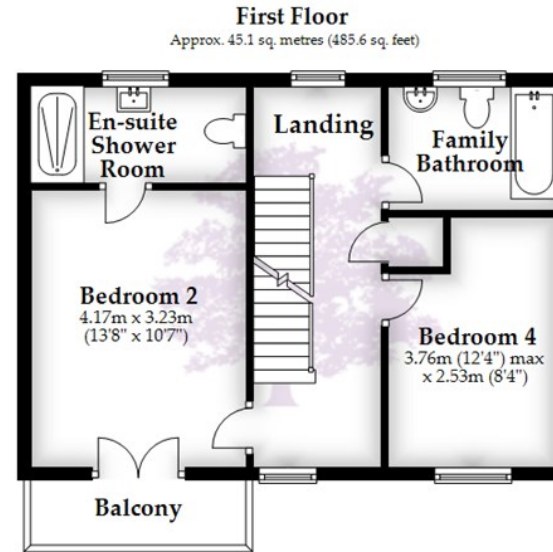
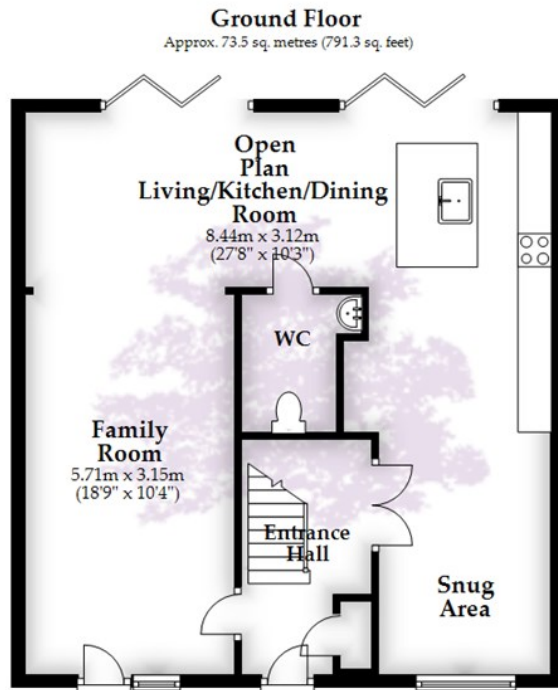
- Contemporary Detached Family Home
- Extended Accommodation
- Four Double Bedrooms (En-Suite)
- Stunning Kitchen/Dining/Living Room
- In Excess Of 1760 SQ FT
- Quality Fixtures & Fittings
- Garage & Parking
- Beautiful Nature Reserve Vistas
- Viewings Highly Advised





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Total area: approx. 163.8 sq. metres (1762.6 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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