



25 The Deans, Portishead, BS20 6EG  
Guide Price £375,000

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 25 The Deans, Portishead, BS20 6EG

Positioned on Portisheads popular hillside overlooking an open green is this three bedroom semi-detached family home set within walking distance to both High Down Infant & Junior Schools and all the local amenities on West Hill.

In brief the property comprises; porch, entrance hall, open plan kitchen/family room and a lounge/diner. To the first floor features three bedrooms and a family bathroom. Outside, the property features front and rear gardens and garage.

- Large open plan kitchen/family room
- Quiet position overlooking a green
- Garage
- Three bedrooms
- Landscaped garden
- Great condition throughout

- Spacious entrance hall

### Accommodation comprising;

#### Entrance porch

A glazed porch is open to the spacious entrance hall. A door opens into the living room whilst an opening leads you through to the kitchen. Stairs rising to the first floor.

#### Lounge/Diner

A spacious living and dining room with a double glazed window to the front aspect overlooking an open green. Folding doors open into the kitchen/family room, giving the opportunity for a large sociable space.

#### Kitchen/Family Room

An exceptional open-plan space, ideal for a growing family. The perfect entertaining space, there is a modern fitted kitchen and space for both living and dining areas. Windows overlook the rear garden whilst a glazed door provides access to the side aspect and garden.

#### Kitchen

A range of modern wall and base units with built in oven, hob, extractor hood and sink. Space for a fridge freezer, dishwasher and washing machine. Open plan to the family room. Window to the side aspect.

#### First floor landing

Window to the side aspect, doors to all bedrooms and the bathroom

#### Bedroom One

A large double bedroom with a window to the front aspect overlooking the green and an alcove offering potential for built in wardrobes.

#### Bedroom Two

A large double with a window to the rear aspect overlooking the garden. Built in single wardrobe.

#### Bedroom Three

A spacious single bedroom with a window to the front aspect overlooking the green. A built in cabin bed with storage under makes the most of the space on offer.

#### Family Bathroom

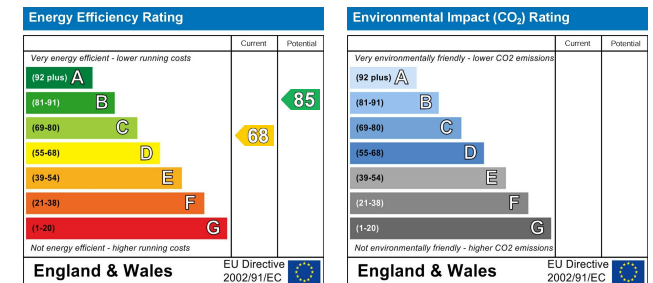
A modern family bathroom with two windows to the rear aspect overlooking the garden and a three piece suite comprising; Low level WC, pedestal sink and bath with shower over.

#### Outside

A landscaped garden with a large lawn, patio and split level deck area. An alley way gives side access to the front of the property.

#### Garage

A single garage in block.



### Portishead

Rembrandt House, 36 High Street, Portishead  
North Somerset, BS20 6EN

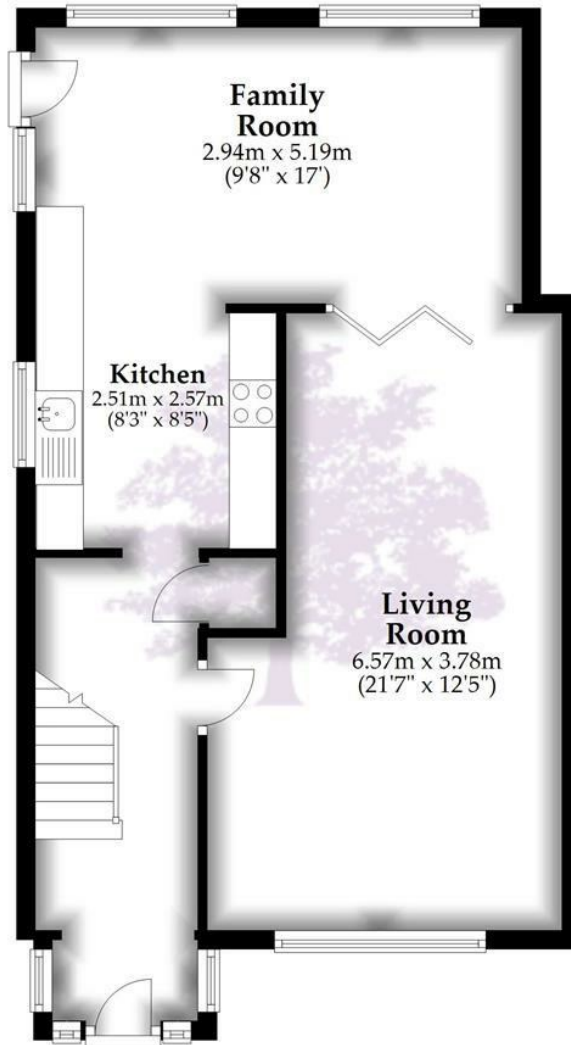
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## Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



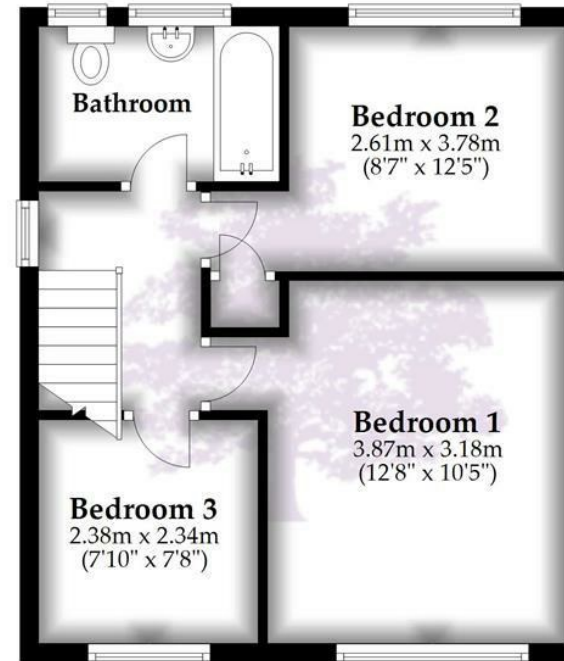
**Family Room**  
2.94m x 5.19m  
(9'8" x 17')

**Kitchen**  
2.51m x 2.57m  
(8'3" x 8'5")

**Living Room**  
6.57m x 3.78m  
(21'7" x 12'5")

## First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



**Bathroom**

**Bedroom 2**  
2.61m x 3.78m  
(8'7" x 12'5")

**Bedroom 1**  
3.87m x 3.18m  
(12'8" x 10'5")

**Bedroom 3**  
2.38m x 2.34m  
(7'10" x 7'8")

Total area: approx. 91.1 sq. metres (980.5 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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