



14 OAK GROVE,  
EASTON-IN-GORDANO, BS20 0LN

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**GOODMAN  
& LILLEY**



# A VERY WELL PRESENTED FOUR BEDROOM LINK-DETACHED FAMILY HOME POSITIONED WITHIN THE PICTURESQUE VILLAGE OF EASTON-IN-GORDANO.

This light and airy home is deceptively spacious and offers flexible living accommodation arranged over two floors, and is complemented by a sunny aspect facing rear garden. Throw in a convenient location with ease of access to both the centre of Bristol, great for the city professional or for the commuter as the M5 motorway is only a couple of minutes away.

In brief the property comprises; entrance hall, cloakroom, kitchen/breakfast room leading through to the dining room with double doors opening to the living room, ideal for entertaining family and friends. An integral tandem garage leads to a utility room. To the first floor are four well proportioned bedrooms and a family bathroom. Externally the property further benefits from front and rear gardens, driveway providing off street parking leading to the garage and front of the home.

If its a peaceful setting, spacious accommodation and ease of maintenance that are high on your list of priorities then this exceptional home should be top of you list for viewing. Call Goodman & Lilley now to arrange your appointment to view.

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

Bristol 5 miles, Clifton village 4.5 miles, M5 (J19) 1 mile, Portishead 3.5 miles, Cribbs Causeway regional shopping centre 7 miles, Bristol Airport 11.5 miles (distances approximate)

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

## Location

The very popular village of Easton-in-Gordano lies to the west of Bristol's commercial centre and within the popular Gordano Valley. The nearby A369 provides a direct route to the M5 and the fashionable Clifton Village, which offers a variety of bars, boutiques and restaurants. There are excellent primary and secondary schools within Portbury, Portishead and Pill, and Clifton has a number of quality independent schools. For the commuter, Bristol Temple Meads train station has a full schedule of rail services to most cities nationwide and Bristol International Airport, which is approximately 12 miles distant, offers flights to a number of European and some long haul destinations.

## Accommodation Comprising:

### Porch

Secure uPVC entrance door, full height uPVC double glazed window to front, tiled flooring, fitted intruder alarm, door to:

### Entrance Hall

UPVC double glazed window to front aspect, radiator, wood effect laminate flooring, telephone point, dado rail, coving to ceiling, stairs rising to first floor landing, doors to cloakroom, living room, kitchen and integral garage.

### Cloakroom

Fitted with a two piece suite comprising; pedestal wash hand basin and low-level WC, tiled splashback, radiator.

### Living Room

secure uPVC double glazed patio doors to garden, TV point, dado rail, coving to ceiling, sliding doors to dining room.

### Kitchen/Breakfast Room

Fitted with a matching range of wood fronted base and eye level units with underlighting and drawers, worktop space over, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted double oven, built in four ring gas hob with pull out extractor fan over, uPVC double glazed window to front, double radiator, door to:

### Dining Room

Window to rear, radiator, fitted carpet, dado rail, coving to ceiling.

### Utility Room

Located to the rear of the garage, ceramic Belfast sink unit with tiled splashbacks, Fitted power points, fitted plumbing for a washing machine, space for tumble dryer, and several other whites goods, uPVC double glazed window to rear aspect, secure uPVC double glazed door to garden.

### Landing

Airing cupboard with additional shelving, storage cupboard, loft hatch, door to:

### Master Bedroom

Window to rear, fitted double wardrobe(s), with full-length mirrored sliding door, radiator, coving to ceiling,

### Bedroom Two

UPVC double glazed window to front aspect, fitted double wardrobe(s) with sliding door, radiator, TV point, coving to ceiling, door to:

### Bedroom Three

Window to front, over-stairs storage cupboard, radiator, TV point, door to:

### Bedroom Four

Window to rear, radiator, coving to ceiling.

### Family Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with independent shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point, two uPVC double glazed windows to side aspect, double radiator.

### Outside

The landscaped rear garden enjoys a sunny orientation and is laid predominantly to a level lawn with a well-stocked floral and specimen tree border. The patio provides the ideal space to sit back and enjoy the aspect whilst entertaining family and friends in the warmer summer months.

### Garage & Driveway

Driveway provides off street parking leading to the Integral tandem garage with up an over door, power and light connected, wall mounted gas combination boiler serving heating system and domestic hot water, mains water outlet point fitted, door to utility room.

- Link-Detached Family Home
- Two Reception Rooms
- Generous Garage
- Cul-De-Sac Position
- Four Bedrooms
- Landscaped Rear Garden
- Popular Village Location
- Viewing Highly Advised

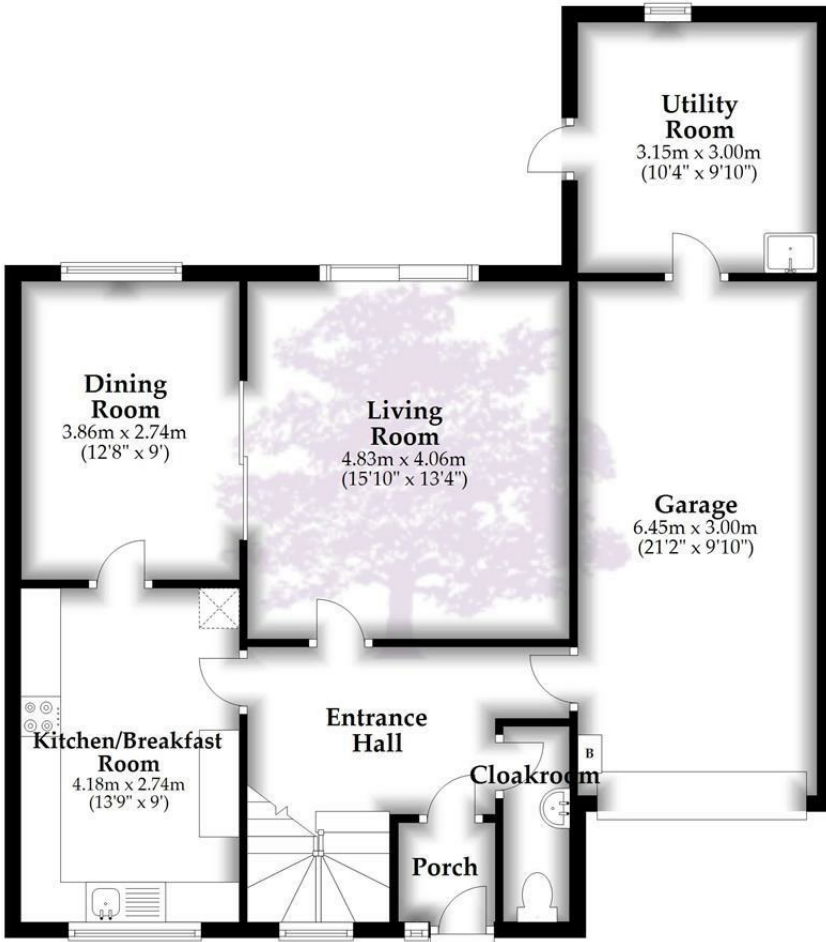


GUIDE PRICE £485,000



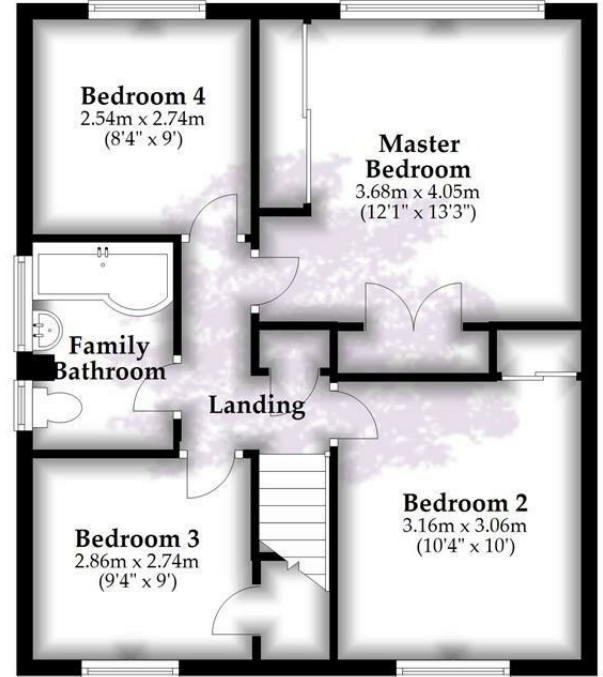
## Ground Floor

Approx. 85.5 sq. metres (919.8 sq. feet)



## First Floor

Approx. 53.4 sq. metres (575.0 sq. feet)



Total area: approx. 138.9 sq. metres (1494.9 sq. feet)

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