



ARDENNE ESPLANADE ROAD,
PORTISHEAD, BS20 7HB

GOODMAN
& LILLEY







ARDENNE ESPLANADE ROAD

PORTISHEAD BS20 7HB

GUIDE PRICE

£1,200,000

An outstanding opportunity to acquire a 1930's detached coastal family home situated on a substantial plot enjoying views towards the estuary and the Welsh hills.

The property is built with spar rendered elevations under a pan tiled roof with accommodation arranged over two floors and in brief comprises; entrance hall, cloakroom, utility room, living room, spectacular open-plan kitchen/breakfast room, dining room and family room offering a vast entertaining space for visiting family and friends. The first floor features four bedroom (en-suite) and a family bathroom which completes the accommodation to this impressive coastal family home. The gardens are the crowning feature to this wonderful property which enjoy a westerly orientation with stunning views of the estuary. The gardens are predominantly laid to an expanse of manicured lawns and established borders with an array of deep planted flowering shrubs and specimen trees. A deep paved patio seating areas extends across the back of the property providing ample space to sit back and relax and enjoy the garden and estuary vistas.

Location

Ardenne's convenient location makes this home the ideal choice to a variety of purchasers, with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer and a selection of Bars and Restaurants can be enjoyed in both locations. The family buyer will warm to the Lake Grounds, providing children the perfect space to explore or play the various sporting activities the 'Lake Grounds' has to offer or enjoy a picnic during those warm summer months.

Agents Notes

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: G

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

Entrance Hall

Secure hardwood glazed door opening to the entrance hall, offering a good circulation space with Quartz tiled flooring, radiator, generous understairs cupboard, turned staircase rising to the first floor landing, oak doors opening to principal rooms.

Cloakroom

Fitted with a modern two piece suite comprising; low-level WC, vanity wash hand basin with storage beneath, graphite grey column radiator, encaustic tiled flooring, feature stained glass port hole window.

Dining Room

A light-filled room enjoying a westerly aspect with a uPVC double glazed bay window and French door combination opening to the rear garden and enjoys views towards the estuary. Vertical radiators, wood laminated flooring, open-plan to the kitchen, oak glazed door opening to the Living Room.

Living Room

A generous proportioned room with a vaulted ceiling with recessed downlighting, chimney recessed gas living flame fire, TV point, radiators, uPVC double glazed window to the front aspect, uPVC double glazed door and window combination opening to the rear garden with estuary and garden vistas.

Open-Plan Kitchen/Breakfast 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, shaker style base, wall and drawer units with Corian work surfaces incorporating an island unit with built-in four ring induction hob with modern extractor over, inset twin sinks with hose mixer tap, floor-to-ceiling units, space for American fridge/freezer, space for dishwasher, space for microwave, two electric fan assisted ovens, encaustic tiled flooring, Velux skylight windows, recessed ceiling spotlights, uPVC double glazed window to the rear aspect enjoying estuary views. The Breakfast room seamless interlinks with the Kitchen to provide another reception area that features a wood burning stove, oak flooring, vertical radiator, recessed ceiling downlighting, uPVC double glazed window to the side aspect, uPVC French doors opening to the conservatory.

Conservatory

Constructed with full-height uPVC double glazed windows, self cleaning glass roof, tiled flooring, uPVC double glazed patio doors opening to the rear garden.

Family Room

A pleasant reception room with uPVC double glazed windows to the front aspect, Quartz tiled flooring, TV point, door to:-

Utility Room

Fitted with matching base and wall units with work surfaces over, inset twin bowl stainless steel sinks and mixer tap, plumbing and space for washing machine and tumble dryer, gas fired boiler serving domestic hotwater and the heating system, uPVC double glazed window to side aspect, radiator, recessed ceiling down lighting.

First Floor Landing

Feature half-landing stained glass uPVC double glazed window flooring the space with natural light, access to roof space via loft hatch

Master Bedroom

A well proportioned room with two uPVC double glazed windows to the front aspect, built-in wardrobes and dressing table, radiator, door to:-

En-Suite Shower Room

Fitted with three piece suite comprising; low-level WC, double shower enclosure with mains shower, wash hand basin with cupboards under and mixer tap, tiling to splash prone areas, chrome heated towel rail, obscured uPVC double glazed window to rear aspect.

Bedroom Two

uPVC double glazed window to the side and rear aspects with estuary views, radiator, TV point.

Bedroom Three

uPVC double glazed window to the side and rear aspects with estuary views, radiator, TV point.

Bedroom Four

uPVC double glazed window to the rear aspect, radiator, built-in wardrobe.

Family Bathroom

Fitted with three piece suite comprising; low-level WC, deep panelled bath with independent shower hand shower attachment off over, mixer tap and glass screen, wash

hand basin with cupboards under and mixer tap, tiling to splash prone areas, chrome heated towel rail, additional radiator, obscured stained glass double glazed window to rear and side aspects.

Outside

The gardens are the crowning feature to this wonderful property which enjoy a westerly orientation with stunning views of the estuary. The gardens are predominantly laid to an expanse of manicured lawns and established borders with an array of deep planted flowering shrubs and specimen trees. A deep paved patio seating areas extends across the back of the property providing ample space to sit back and relax and enjoy the garden and estuary vistas. This seating space can be easily accessed via the French doors from the dining room and the living room for those late summer evenings with the sun setting across the channel.

Garage & Gated Driveway

The property is approached via electric gated driveway opening to a generous area of parking with access to the garage via an automated door. The property also feature a car port to the side of the property.



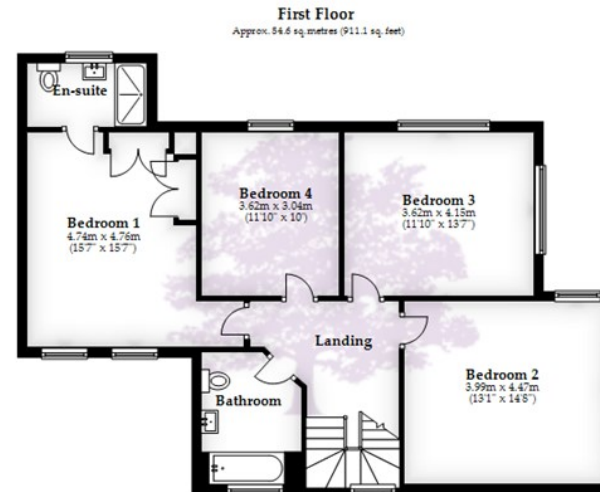
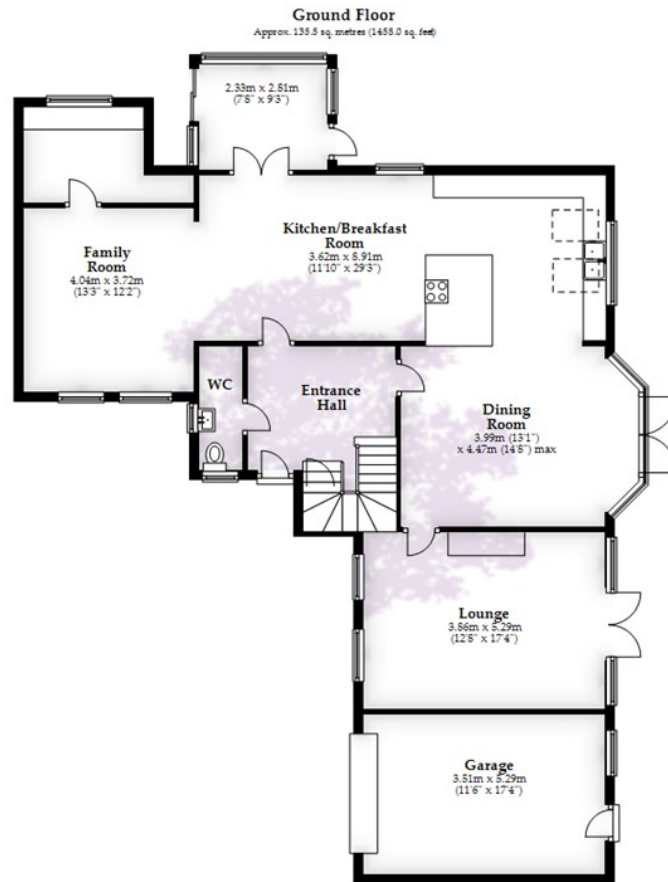
- 1930's Detached Coastal Family Home
- Prime Residential Address
- Established, Private Gardens
- Four Bedroom (En-Suite)
- Well Presented Throughout
- Garage & Gated Driveway
- 2370 SQ FT (220 SQ Metres)
- Estuary & Welsh Coastline Views
- Solar Panels (Owned)





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Total area: approx. 220.1 sq. metres (2369.2 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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