



5A DOWN ROAD,
PORTISHEAD, BS20 6EB

GOODMAN
& LILLEY







5A DOWN ROAD

PORTISHEAD BS20 6EB

GUIDE PRICE

£585,000

An opportunity to acquire a four bedroom detached family home set within large south facing gardens, in a much sought after location on the west side of Portishead; close to the popular High Down Schools and the convenience of the amenities on West Hill triangle.

This well-appointed family home offer in excess of 1640 SQ.FT of living accommodation offering versatility set within generous gardens and grounds. In brief, the property comprises; entrance hall, cloakroom, living room, dining room, fourth bedroom, kitchen/breakfast room and utility room. The first floor features three double bedrooms (master en-suite) and family bathroom which completes the internal footprint to this fine home.

The rear garden is a notable feature of the property, secluded on all sides, sheltered within tall hedging and trees and displaying many flowering shrubs and ornamental trees. The established rear garden measures approximately 54ft deep, enjoys a sunny southerly orientation. An enclosed paved patio extends the entire width of the property and can be directly accessed from the home providing outside space for alfresco dining.

The front garden is also of a generous nature, laid to laid with mature flowering shrub and ornamental trees occupying the borders. (This frontage also presents an opportunity to landscape to create further off-road parking if desired)

Situated within a favourable position at the top of West Hill, close to local amenities and bus routes. Portishead's High Street is close at hand as well as good access to the M5 and Clevedon. With great schools and community services, including the popular Port Marine, Lake grounds, open air and enclosed swimming pools, gyms, riding, yachting, fishing, shooting, cycling, rambling, pubs, coffee shops, Waitrose and vibrant restaurants. This is a safe and highly popular area for growing families of all ages and must be visited if you haven't already done so.

Located in a great position, on a great plot, the home is sure to create a lot of interest, don't delay contact Goodman & Lilley to arrange your appointment to view.

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: Water, Drainage, Electric, Gas

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

Accommodation Comprising

- Detached Family home
- Two/Three Reception Rooms
- Generous Rear Garden
- Versatile Accommodation
- In Excess of 1640 SQ FT
- Close To Amenities & Schools
- Three/Four Bedrooms (Master En-Suite)
- Garage & Off-Road Parking
- Viewing Highly Advised

Entrance Hall

Secure front door opening to the entrance hall, stairs rising to the first floor landing, radiator, doors opening to principal rooms.

Cloakroom

Fitted with a low-level WC, pedestal wash hand basin, tiled splash back, radiator, obscured double glazed window to the side aspect.

Living Room

A well-proportioned principal reception room, light and airy in its appearance with an attractive stone surround and hearth, inset gas living flame fire, radiators, uPVC double glazed doors opening to the rear garden.

Dining Room

A well-proportioned room with two double glazed windows to the front aspect, radiator.

Bedroom Four

A versatile room with uPVC double glazed window to the front aspect, fireplace with tiled hearth, radiator.

Kitchen/Breakfast Room

The kitchen is fitted with a comprehensive range of wall, base and drawer units with work surfaces over, tiled splashbacks, inset composite one and a half bowl sink and drainer unit, mixer tap, electric fan assisted oven, four ring gas hob with extractor hood over, space for dishwasher and fridge/freezer, ceramic tiled floor, uPVC double glazed window to the rear aspect, space for a dining room table and chairs.

Utility Room

Fitted with base and drawer units with work surfaces over, tiled splashbacks, stainless steel sink and drainer unit, mixer tap, space for washing machine, dryer and freezer, secure door opening to the side of the property, wall-mounted gas fired boiler serving the heating system and domestic hot water, electric radiator.

First Floor Landing

uPVC double glazed window to the side aspect, radiator, walk-in storage cupboard with radiator, doors opening to the first floor accommodation.

Master Bedroom

A good-sized room with uPVC double glazed window to the rear aspect, built-in wardrobes, radiator.

En-Suite Shower Room

Fitted with a three piece suite comprising; low-level, pedestal wash hand basin, shower enclosure with mains shower, tiling to splash prone areas, radiator, extractor fan, double glazed window to the side aspect.

Bedroom Two

uPVC double glazed window to the rear aspect, radiator, storage cupboard.

Bedroom Three

uPVC double glazed window to the front aspect, radiator.

Family Bathroom

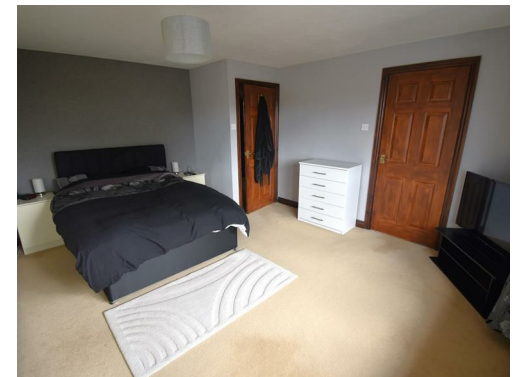
Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath with independent shower over and glass screen, pedestal wash hand basin, fully tiled, uPVC obscure double glazed window to front aspect, radiator.

Outside

The rear garden is a beautiful feature of the property, secluded on all sides, sheltered within tall hedging and trees and displaying many flowering shrubs and ornamental trees. The established rear garden measures approximately 54ft deep, enjoys a sunny southerly orientation. An enclosed paved patio extends the entire width of the property and can be directly accessed from the home providing outside space for alfresco dining. The front garden is also of a generous nature, laid to laid with mature flowering shrub and ornamental trees occupying the borders. (This frontage also presents an opportunity to landscape to create further off-road parking if desired) ((STPP))

Garage & Driveway

The garage is approached over a shared driveway which leads to the rear of the property providing off-road parking for three cars. The garage is accessed via an up and over door, light and power connected.





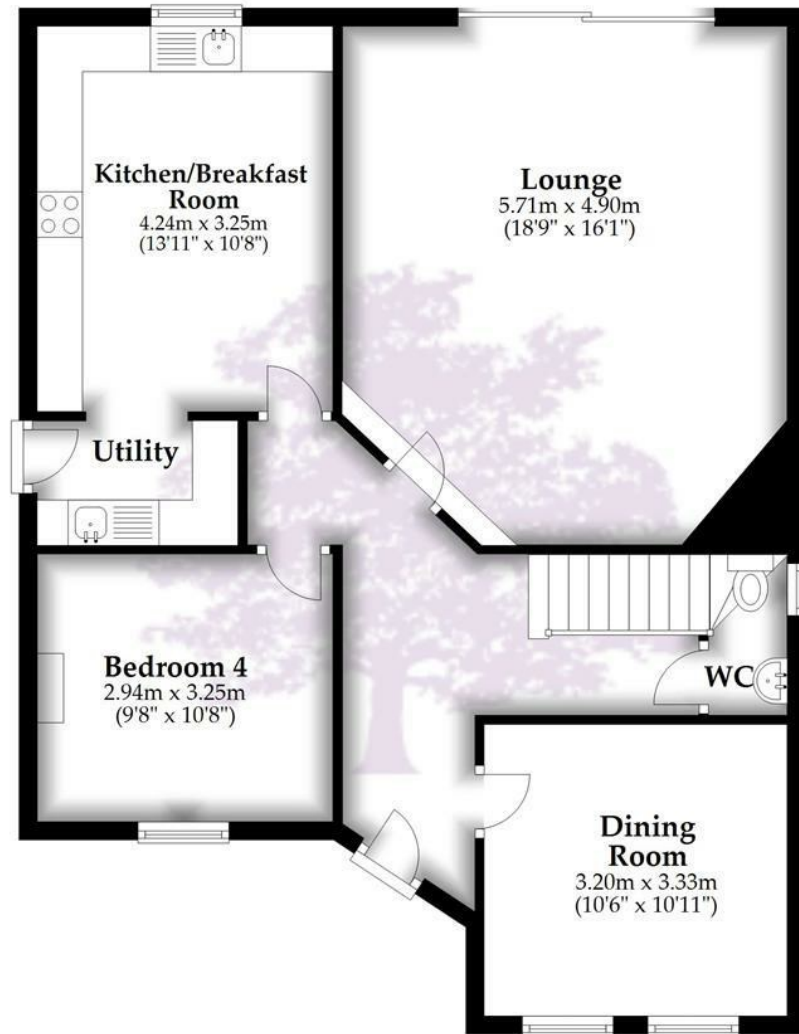


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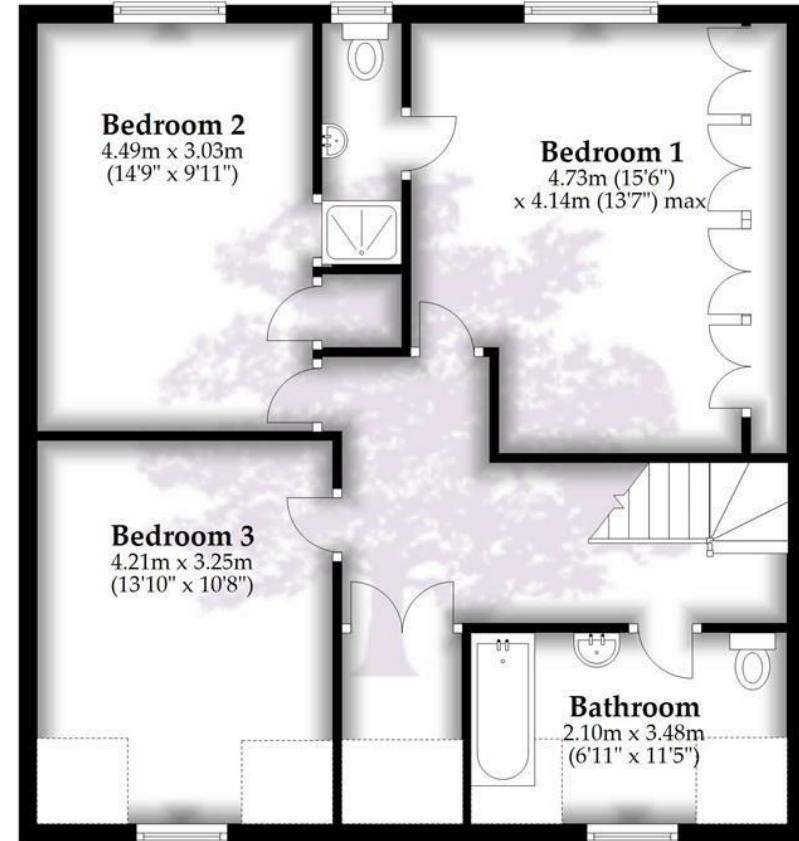
Ground Floor

Approx. 80.1 sq. metres (862.3 sq. feet)



First Floor

Approx. 72.6 sq. metres (781.6 sq. feet)



Total area: approx. 152.7 sq. metres (1643.9 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.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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