



116 BRAMPTON WAY,
PORTISHEAD, BS20 6YT

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 6YT

GUIDE PRICE

£700,000

A golden opportunity to acquire an extended, four double bedroom detached family home situated in a convenient position close to St Peters Primary School, Gordano School, Portishead's traditional High Street and a short walk to the vibrant marina.

This beautifully appointed family home offers spacious, light-filled accommodation ideal for a growing family with all amenities close at hand. In brief, the accommodation comprises; entrance hall, cloakroom, living room, dining room, kitchen/breakfast room, utility room and a stunning orangery with bi-folding doors bringing the outdoors, inside. To the first floor are four double bedrooms, a master suite featuring a dressing room and a fabulous en-suite shower room. The second bedroom also features an en-suite. A shower room also serves the other bedrooms on this level.

Externally, the enclosed rear garden is laid predominantly to a level lawn with a range of flora, trees and flowering shrubs occupying the raised borders. Spacious patio areas lead off from the rear elevation of the property that leads out from the bi-folds from the family room and also the kitchen providing the perfect space to entertain family and friends al fresco style whilst taking full advantage of the orientation. A double garage & driveway completes the package to this impressive family home.

This great home offers the next purchaser the ideal location, whether it's the ease of access to the various leisure pursuits in and around the Lake Grounds, and the added benefit of the High Street on your doorstep, this location is hard to beat. Goodman & Lilley anticipate a good degree of interest due to this popular location, accommodation and quality of fixtures and fittings.

Accommodation Comprising:

Entrance Hall

Entered via a secure uPVC front door opening to the entrance hall, LED down lighting, quickstep wood laminate flooring, glazed French doors opening to the living room.

Cloakroom

Fitted with a two piece suite comprising; modern floating WC, vanity wash hand basin with storage beneath, metro tiled splash backs, LED down lighting, chrome heated towel radiator, Quickstep wood laminate flooring.

Living Room

A light and airy room featuring a uPVC lattice leaded double glazed bay window to the front aspect, Quickstep wood laminate flooring, radiators, gas living flame fire with wood surround and composite stone inset and hearth, recessed ceiling down lighting, TV point, archway to:-

Dining Room

Continuation of the wood laminate flooring, stair case rising to the first floor landing, recessed

ceiling down lighting, vertical radiator, uPVC double glazed sliding doors opening to the conservatory, Quickstep wood laminate flooring, door opening to the kitchen/breakfast room, sliding patio doors opening to the orangery.

Orangery

A wonderful recent addition to the property with bi-folding doors opening to the garden bringing the outside, inside. The light-filled room features a skylight lantern with recessed ceiling downlighting, underfloor heating. A great additional living space for visiting family and friends.

Kitchen/Breakfast Room

Fitted with a matching range of base, drawer and eye-level units with granite work surfaces over with breakfast bar peninsula, inset stainless steel twin sink with swan neck mixer tap, Integrated appliances include a fridge, dishwasher, wine fridge with space for an American style fridge/freezer, eye-level electric fan assisted oven, four-ring hob with granite splash back with extractor hood over, radiator, LED down lighting, uPVC double glazed windows to the rear aspect, uPVC door opening to the rear garden. The breakfast room has ample space to house a family sized table and chairs, radiator, French doors to the orangery, Quickstep wood laminate flooring, door to the garage & utility room.

Utility Room

The utility room is fitted with a work surface with plumbing for a washing machine and dryer, LED down lighting, Quickstep wood laminate flooring.

First Floor Landing

With doors opening to all of the bedrooms and the family bathroom, radiator, access to roof space via loft hatch.

Master Bedroom Suite

uPVC double glazed window to the front aspect, radiator, TV point, wood laminate flooring, recessed ceiling down lighting, radiator, feature curved wall with glazed bricks, dressing room with shelves and hanging rails, uPVC double glazed window, radiator, wood laminate flooring, recessed ceiling down lighting, door to:-

En-Suite Bathroom

Reminiscent of a boutique hotel suite, four piece with sumptuous fittings and fixtures throughout. Low level WC with concealed cistern, 'His & Hers' ceramic twin sinks with mixer taps, modern, freestanding, deep panelled bath tiling to splash prone areas, shower enclosure with mains drench shower and hand shower attachment, uPVC double glazed windows to two aspects, chrome heated towel radiator, ceramic tiled floor, recessed ceiling down lighting

Bedroom Two

uPVC double glazed window to the front aspect, radiator, range of built-in wardrobes and bedroom furniture, door to:-

En-Suite Bathroom

Fitted with a three piece suite comprising; modern wall hung WC, wash hand basin with drawer beneath, deep panelled bath, shower enclosure with electric shower, radiator, tiling to splash prone areas, uPVC double glazed window.

Bedroom Three

uPVC double glazed window to the rear aspect, radiator, TV point.

Bedroom Four

uPVC double glazed window to the front aspect, built-in storage cupboard, radiator, TV point.

Family Shower Room

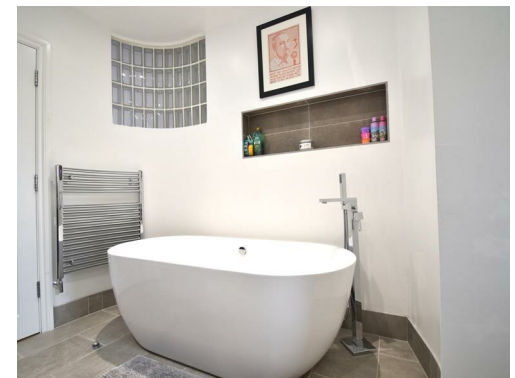
Fitted with a two piece white suite comprising; low-level WC, pedestal wash hand basin, provision for shower, tiling to splash prone areas, radiator, frosted uPVC double glazed window, ceramic tiled floor.

Outside

The enclosed rear garden is laid to lawn with a range of flora, trees and flowering shrubs occupying the raised borders. A patio area adjoins the rear elevation of the property and leads out from the family room and the kitchen providing the perfect space to entertain family and friends, whilst taking full advantage of the orientation.

Double Garage & Driveway

The double garage is approached over a tarmacadam driveway providing off-road parking for several vehicles. The garage has an electric roller door and is alarmed, with light and power connected, HIVE controlled wall mounted gas fired boiler which serves the heating system and the domestic hot water.



- Executive Detached Family Home
- In Excess Of 2,000 SQ. FT
- Rarely Available In This Location
- Four Double Bedrooms (Two En-Suites)
- Double Garage & Driveway
- Stunning 20' x 10' Orangery
- Three Reception Rooms
- Level Approach To High Street
- Viewing Highly Advised



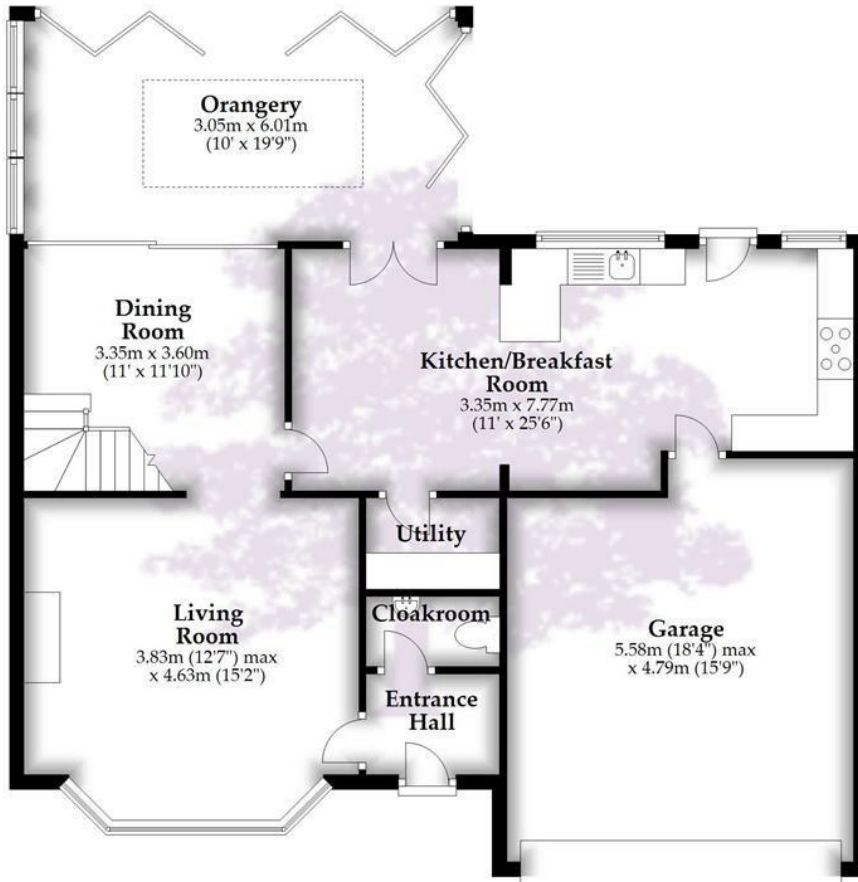


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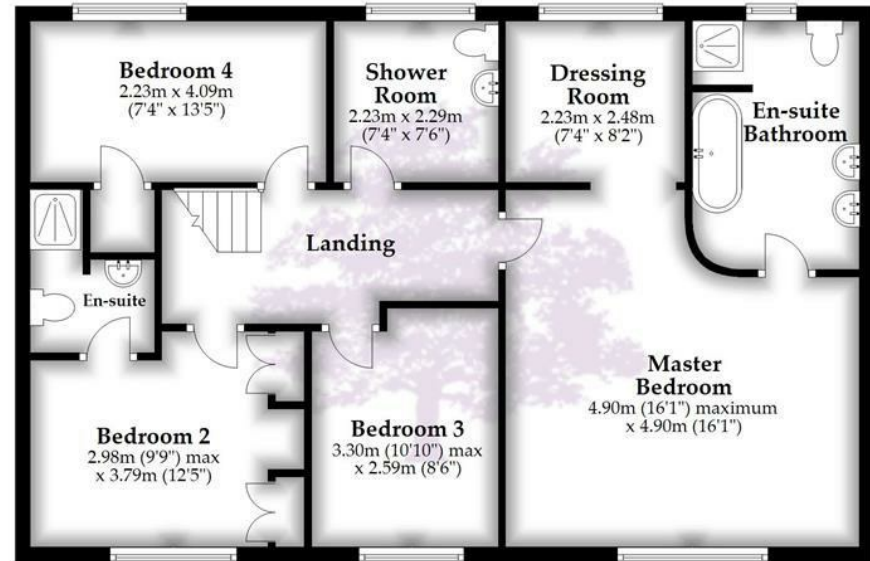
Ground Floor

Approx. 108.8 sq. metres (1171.6 sq. feet)



First Floor

Approx. 84.3 sq. metres (907.4 sq. feet)



Total area: approx. 193.1 sq. metres (2079.0 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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