



84 PAPER MILL GARDENS,
PORTISHEAD, BS20 7QX

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 7QX

GUIDE PRICE

£500,000

An opportunity to acquire a detached, four bedroom home situated within a quiet residential area on the fringes of Portishead's vibrant Marina.

In brief, this beautifully appointed home comprises; entrance hall, cloakroom, kitchen/dining room and living room to the ground floor. Whilst four well-proportioned bedrooms, master with en-suite shower and a family bathroom occupy the first floor.

Externally, the rear garden offering a high degree of privacy, laid predominantly to a lawn and patio seating areas providing the ideal place to sit back and dine al fresco. Nestled in a tucked-away position, this home offers privacy and tranquillity. The property is impeccably presented, ready for you to move in and make it your own. The double garage provides ample space for parking or storage, catering to all your needs. Conveniently located, you'll have easy access to local amenities, schools, and transport links, making daily life a breeze. Don't miss out on the opportunity to own this charming property in a sought-after location. Book a viewing today and envision the life you could create in this wonderful home.

The property is located within a short distance of the marina, nature reserve, many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including Waitrose on the marina. It also offers a large number of outdoor activities both water based, with the Sailing Club and Portishead Marina and outdoor pursuits such as the open air lido and parks within North Somerset.

Goodman & Lilley anticipate a good degree of interest due to its location and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: Mains Electric, Gas, Water & Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation comprising

Entrance Hall

Secure front door opening to the entrance hall, under-stairs storage cupboard, radiator, quality Amtico flooring, stairs rising to first floor landing, doors opening to:

Cloakroom

Fitted with two piece modern white suite comprising; low-level WC, vanity wash hand basin with storage beneath, extractor fan, part tiled walls, chrome heated towel, quality Amtico flooring.

Kitchen/Diner

Fitted with a matching range of modern sage shaker fronted base, drawer and eye-level units with wood block work surface over, inset 1+1/2 bowl granite unit with single drainer and filtered mixer tap, concealed gas fired combination boiler serving heating system and domestic hot water, integrated fridge, freezer and dishwasher and washer dryer, double eye level oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to front aspect, double panel radiator.

Living Room

Glazed double doors and windows to the rear overlooking and leading onto the garden. A feature wall houses tv point, door to storage cupboard.

First Floor landing

A spacious, light-filled landing with radiator, doors opening to all of the first floor accommodation.

Bedroom One

uPVC double glazed window to front aspect, radiator, TV & telephone point, door to:

En-Suite Shower Room

Fitted with three piece modern white suite

comprising; low-level WC, double shower enclosure with fitted shower, vanity wash hand basin with storage beneath, tiled splashbacks, extractor fan, shaver point, chrome heated towel rail.

Bedroom Two

uPVC double glazed window to rear aspect, built-in mirror front wardrobes, radiator.

Bedroom Three

uPVC double glazed window to rear aspect, built-in mirror fronted wardrobes, radiator.

Bedroom Four

uPVC double glazed window to front aspect offering a pleasant open-outlook, radiator.

Family Bathroom

Fitted with three piece modern white comprising; low-level WC, deep panelled bath with mains shower over, mixer tap, vanity wash hand basin with storage beneath, tiled walls, built in mirror, extractor fan, chrome heated towel rail.

Outside

Occupying a generous corner plot, the garden faces south-east and consists of a large lawn area with mature trees and shrubs, as well as a patio access directly from the living room. The vendors have also added a secure side gate providing immediate access to the footpath, ideal for a stroll to the Marina or Nature reserve.

Garage & Driveway

The property boasts a large double garage with two up and over doors. The property comes with one parking space alongside the garage.



- Detached Family Home
- Double Garage & Parking
- 1130 Sq. Ft Of Living Accommodation
- Four Bedrooms
- Quality Fixtures & Fittings
- Private Tucked Away Position
- En-Suite Shower Room
- Impeccably Presented Throughout
- Landscaped Rear Garden



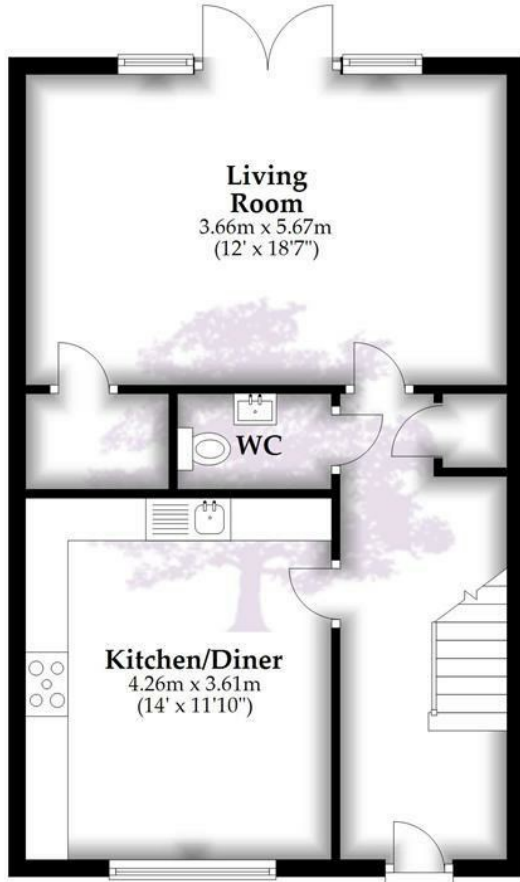


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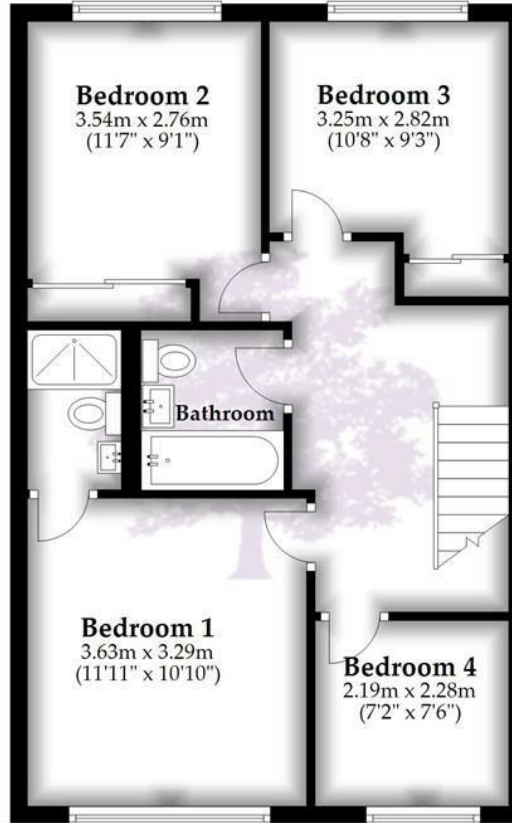
Ground Floor

Approx. 52.5 sq. metres (565.1 sq. feet)



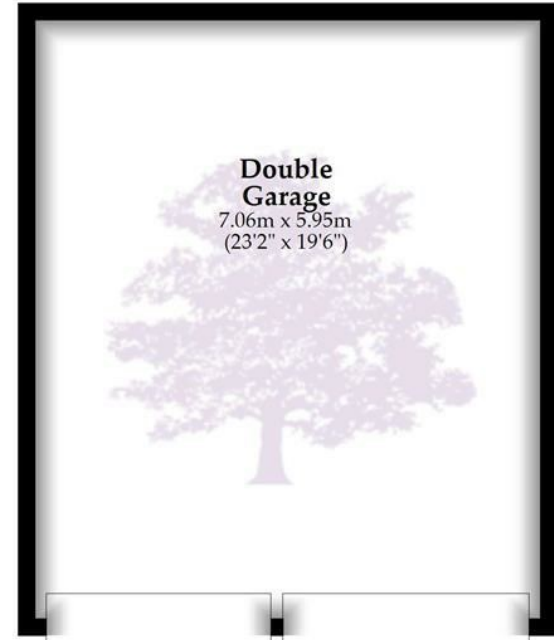
First Floor

Approx. 52.5 sq. metres (565.1 sq. feet)



Double garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 105.0 sq. metres (1130.3 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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