



80 MARJORAM WAY,  
PORTISHEAD, BS20 7JS

GOODMAN  
& LILLEY













# 80 MARJORAM WAY

## PORTISHEAD BS20 7JS

# GUIDE PRICE

## £800,000

A golden opportunity to acquire an executive detached family home built to the much-coveted 'Berkeley Design' offering substantial living accommodation situated on the vibrant Village Quarter Development.

This stunning home is presented in show home condition and is beautifully arranged over two floors and in brief, comprises; spacious entrance hall, cloakroom, living room, dining room, study, utility room and the most wonderful kitchen/breakfast/family room. To the first floor are four double bedrooms, en-suite to the second bedroom with the master bedroom suite featuring a dressing room and a luxurious en-suite shower room. A good-sized three-piece family bathroom completes the internal accommodation to arguably one of the biggest design of properties that reside on the Village Quarter.

The enclosed rear garden enjoys a favoured southerly orientation and is laid predominantly to low-maintenance artificial lawn a patio extends across the back of the property providing ample space to sit back and relax and enjoy the garden whilst entertaining family and friends. This seating space can be easily accessed via the French doors from the living room and the kitchen/family/breakfast room. The garaging is approached over a gated double width driveway providing off-road parking for several vehicles. The double garage is accessed via two up and over doors, light and power connected, eaves storage space, door to rear garden. A door from the driveway to provides access to the utility room.

If it's a quiet location you're looking for, and a home that is ready to simply move into and unpack, then look no further. Add in the close proximity of the Nature Reserve, Trinity School, eateries on the Marina and the convenience of access to Junction 19 (M5) then this really is a great opportunity not to be missed. With family homes selling fast, be quick to book your next appointment to view. 01275 430440/sales@goodmanlilley.co.uk

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: F

Services: All mains services connected.

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

### Accommodation Comprising

#### Storm Porch

Secure front door opening to:-

#### Entrance Hall

A generous entrance hall, light and airy in its appearance with a turned stair case rising up to the gallery landing, uPVC double glazed windows to the front aspect, quality Karndeian flooring, under stairs storage cupboard, recessed ceiling down lighting, graphite grey vertical radiator, doors opening to principle rooms.

#### Cloakroom

Fitted with a white two piece suite comprising; low-level WC, pedestal wash basin, tiling to splash prone areas, radiator, Karndeian flooring, recessed ceiling down lighting.

#### Study

Feature uPVC double glazed bay window to the front aspect with plantation shutters, radiator.

#### Dining Room

Feature uPVC double glazed bay window to the front aspect with plantation shutters, radiator, continuation of the Karndeian flooring, ample space to position a family sized dining room table and chairs.

#### Living Room

A good sized room, light filled with uPVC French doors opening to the rear garden, radiators, TV & telephone point.

#### Kitchen/Dining/Family Room

A superb family orientated room, light-filled enjoying a southerly orientation certainly is the hub of the home. The kitchen is fitted with a comprehensive range of wall, base and drawer units with Quartz work surfaces over which incorporates an island unit with induction hob and extractor hood over, inset stainless steel one and a half bowl sink and drainer unit, mixer tap, space for gas range cooker with stainless steel splash back and extractor hood over, two electric fan assisted 'hide and slide' ovens, built-in microwave oven, integrated dishwasher, fridge/freezer, uPVC double glazed window to the rear aspect, recessed ceiling down lighting, door to the utility room, open-plan to the dining/family room with a feature bay uPVC double glazed French door and window combination which opens to the rear garden, radiator, ample space to position both a family-sized breakfast table and a sofa.

#### Utility Room

Fitted with wall and base units with work surface over incorporating an inset stainless steel sink and drainer unit, plumbing for washing machine and dryer, gas-fired boiler serving the heating system and domestic hot water, radiator, ceramic tiled floor, door opening to the side of the property.

#### Galleried Landing

A spacious galleried landing with doors opening to all of the first-floor accommodation, airing cupboard housing pressurised hot water cylinder, access to roof space via loft hatch.

#### Master Bedroom Suite

A spacious room principle bedroom with a uPVC double glazed window to the front and side aspects with plantation shutters, bespoke wall panelling, radiators, TV & telephone point, door opening to the dressing room with uPVC double glazed window to the rear aspect, radiator, door to:-

#### En-Suite Shower Room

Fitted with a three-piece luxurious white suite comprising; low-level WC, tiled double shower enclosure with fitted shower, twin vanity wash hand basin, ceramic tiling to splash prone areas, ceramic tiled flooring, recessed ceiling spotlights, obscured uPVC double glazed window to the rear aspect.

#### Bedroom Two

uPVC double glazed window to the rear aspect, radiator, range of built-in sliding mirrored wardrobes, TV & telephone points, door to:

#### En-Suite Shower Room

Fitted with a three-piece white suite comprising; low-level WC, tiled shower enclosure with fitted shower, pedestal wash hand basin, ceramic tiling to splash prone areas, chrome heated towel radiator, shaver point, ceramic tiled flooring, recessed ceiling spotlights, obscured uPVC double glazed window to the rear aspect.

#### Bedroom Three

uPVC double glazed window to the front aspect with plantation shutters, radiator, TV & telephone points.

#### Bedroom Four

uPVC double glazed window to the front aspect with plantation shutters, radiator, TV & telephone points.

#### Family Bathroom

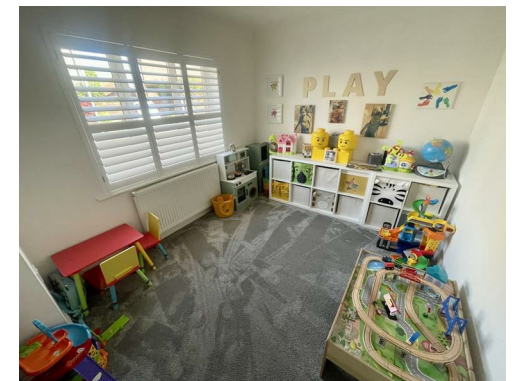
Fitted with a quality three-piece modern white suite comprising; low-level WC, deep panelled bath with hand shower attachment, pedestal wash hand basin with stainless steel mixer tap, ceramic tiled splashbacks, chrome heated towel rail, shaver point, ceramic tiled flooring, recessed ceiling spotlights, obscured uPVC double glazed window to the rear aspect.

#### Outside

The enclosed rear garden enjoys a favoured southerly orientation and is laid predominantly to lawn with mature flowering shrubs, plants and specimen trees that occupy the borders providing a burst of colour and also offering a good degree of privacy. The garden is blessed with various places to sit back and enjoy the aspect. A patio extends across the back of the property providing ample space to sit back and relax and enjoy the garden whilst entertaining family and friends. This seating space can be easily accessed via the French doors from the living room and the kitchen/family/breakfast room. To the rear of the garden is a delightful stone chipped area and provides yet another private seating area perfectly placed to enjoy the late evening sun.

#### Double Garage & Gated Driveway

The garaging is approached over a gated double width driveway providing off-road parking for several vehicles. The double garage is accessed via two up and over doors, light and power connected, eaves storage space, door to rear garden. A door from the driveway to provides useful access to the utility room.



- Executive Detached Family Home
- Three Reception Rooms
- Double Garage & Gated Driveway
- Four Double Bedrooms
- Kitchen/Dining/Family Room
- Popular Berkeley Design
- Two En-Suites & Dressing Room
- South Facing Garden
- Impeccably Presented Throughout









GOODMAN  
& LILLEY





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