



91 PAPER MILL GARDENS,  
PORTISHEAD, BS20 7RL

---

**GOODMAN  
& LILLEY**



A BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI-DETACHED TOWNHOUSE BUILT TO THE MUCH COVETED ALTON G DESIGN THIS HOME OFFERS A FANTASTIC LOCATION WITH LOCAL SHOPS, MARINA, LEISURE FACILITIES AND SCHOOLS ALL CLOSE TO HAND MAKING IT THE IDEAL PURCHASE FOR THE FAMILY BUYER.

The light and airy, accommodation is arranged neatly over three floors and in brief comprises; entrance hall, kitchen/diner, cloakroom and living room. To the first floor are two double bedrooms and family bathroom. An impressive master bedroom suite occupies the entire third floor with feature vaulted ceiling, en-suite shower room and fitted wardrobes. Outside, the garden enjoys a favoured southwesterly orientation, laid to low maintenance patio and lawn with raised planter edging. The garden is accessed via French doors from the living room and offers the ideal place to sit back and entertain family and friends well into the evening. The property features two tandem parking spaces and a single garage.

The Marina couldn't be more convenient to enjoy life in Portishead to the full. The area surrounding the development has undergone a dramatic transformation in recent years and now offers a variety of places to enjoy and visit, including The Lake Grounds, home to the open air swimming pool, Portishead's traditional Victorian High Street and the various bars and restaurants located around the Marina within a five minute walk via the pathway along the waterway. The development's location is also ideal for commuters, whether you work in the city or further afield, it is just minutes from M5 motorway network.

#### Accommodation Comprising:

##### Entrance Hall

Secure front door opening to the entrance hall, panelled radiator, recessed ceiling spotlights, telephone point, stairs rising to first floor landing, door to:

##### Cloakroom

Fitted with two piece modern white suite comprising; low-level WC, wash hand basin with tiled splash backs, extractor fan, panel radiator, ceramic tiled flooring.

##### Kitchen/Diner

Beautifully fitted with a comprehensive range of shaker style base, drawer and eye-level units with underlighting, stone effect surfaces with inset 1+1/2 stainless steel sink unit with single drainer and mixer tap, a range of integrated appliances include fridge/freezer, dishwasher and washing machine, electric fan assisted oven, gas hob with extractor over, uPVC double glazed window to front aspect, wood effect flooring, double panelled radiator, ample space to position to a dining room table and chairs, wall mounted concealed gas fired boiler serving heating system and domestic hot water, doors to cloakroom and living room.

##### Living Room

A wonderful bright and airy room with providing a warm and cosy environment with direct access to the gardens via the uPVC double glazed French doors opening to the

rear garden, wood effect flooring continuing from the kitchen/diner, double panel radiator, TV & telephone points.

##### First Floor Landing

Doors to the bedroom two, three and the family bathroom and door opening to the entrance of the master bedroom suite.

##### Bedroom Two

A double bedroom with uPVC double glazed window to rear aspect overlooking the garden built-in wardrobes with mirror fronted sliding doors and a separate storage cupboard, radiator.

##### Bedroom Three

A spacious bedroom with 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, pedestal wash hand basin, tiled splashbacks, heated towel rail, extractor fan.

##### Principal Bedroom Access

A door provides access to the first floor landing area with stairs opening to the vaulted ceiling principle bedroom. A window to front aspect floods this area with natural light.

##### Master Bedroom

A truly impressive principal bedroom with a double height vaulted ceiling. A dormer style window to the front with fitted blinds and a Velux to the rear, built-in double wardrobes with sliding mirror fronted doors and door to the en-suite., wall mounted side lights and chrome plug sockets throughout, door to eaves storage.

##### En-Suite Shower Room

Fitted with three-piece suite comprising; low-level WC, tiled double shower enclosure, pedestal sink with storage under, radiator.

##### Outside

A much favoured south-west facing rear garden has been laid predominantly laid to lawn two with raised timber sleeper borders with mature flowering shrubs. The garden features two patios providing the ideal place to sit back and enjoy the orientation. Side gate with access to the driveway and the garage.

##### Garage & Parking

The property has a single garage with an up and over door. The property features tandem parking for two vehicles in front of the garage.

- Semi-Detached Townhouse
- Feature Master Bedroom Suite
- Garage & Allocated Parking
- Convenient Location
- Three Double Bedrooms
- South-West Facing Rear Garden
- Impeccably Presented Throughout
- Remainder Of NHBC Warranty



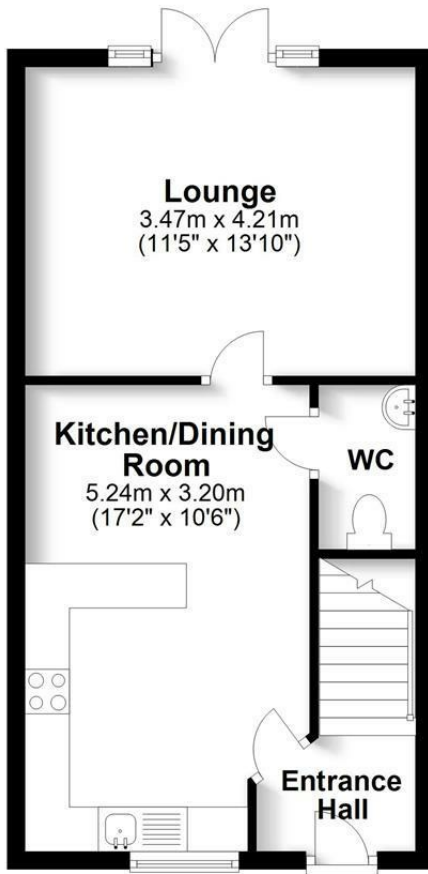
GUIDE PRICE £425,000





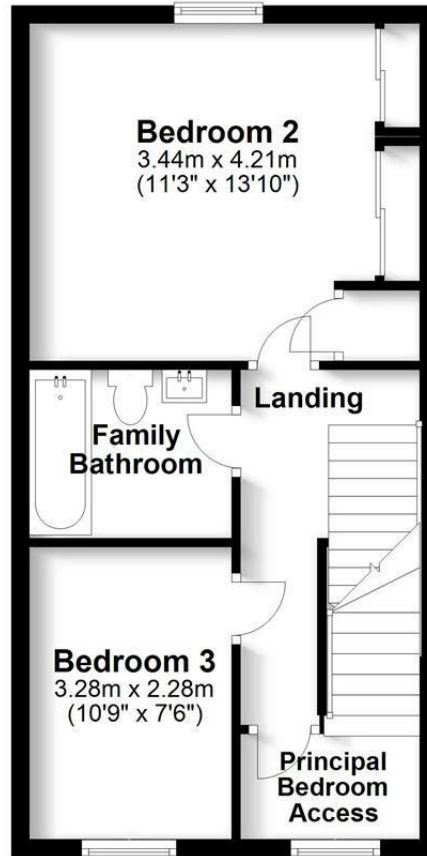
## Ground Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



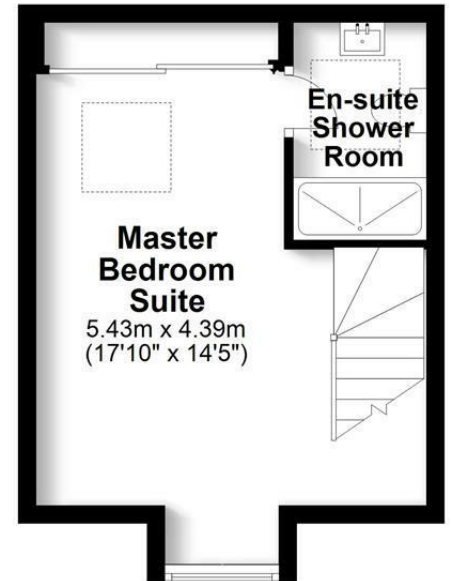
## First Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



## Second Floor

Approx. 24.7 sq. metres (265.7 sq. feet)



Total area: approx. 102.1 sq. metres (1099.0 sq. feet)

HENLEAZE - 0117 2130777  
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440  
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.