



100 COMBE AVENUE,  
PORTISHEAD, BS20 6JX

**GOODMAN  
& LILLEY**







# 100 COMBE AVENUE

## PORTISHEAD BS20 6JX

# GUIDE PRICE

## £775,000

Welcome to this stunning detached chalet bungalow located on Combe Avenue. This property boasts not only a prime location but also a wealth of desirable features that make it a truly exceptional find.

Upon entering, you are greeted by three spacious reception rooms that offer versatile living spaces for you to relax and entertain in. With three/four bedrooms and three bathrooms, there is ample room for the whole family to enjoy.

One of the standout features of this property is the individual dormer bungalow design, which adds character and charm to the home. The flexible accommodation layout allows you to tailor the space to suit your needs, whether you require a home office, a dressing room, or a guest bedroom.

Parking will never be an issue with space for up to four vehicles, making it convenient for both residents and guests. As you step outside, you are treated to far-reaching estuary views that provide a picturesque backdrop to your everyday life. The fantastic estuary views can be enjoyed from various vantage points within the property, adding a touch of tranquility to your surroundings.

Impeccably presented throughout, this chalet bungalow is ready for you to move in and make it your own. Don't miss out on the opportunity to own a home that combines comfort, style, and breath-taking views in one package. Contact us today to arrange a viewing and experience the beauty of this property for yourself.

### Accommodation comprising;

#### Entrance Hall

A spacious entrance hall is accessed via a composite door. Wood effect flooring, oak doors to the living room, kitchen/family room, bedroom three, bedroom four/dressing room, downstairs shower room and airing cupboard. Stairs rise to the first floor.

#### Living Room

A spacious dual aspect living room with a glazed door leading onto a recently renovated deck area and a window to the side aspect. Features an open fireplace with cast iron surround and two radiators.

#### Kitchen/family

A modern open space ideal for entertaining, that is truly the heart of this fantastic property. Finished to an exacting standard, the kitchen has a range of high gloss base units with solid wooden butcher block work surface and an inset ceramic butlers sink, with grey tiled splashback. Wooden flooring throughout, with four large casement windows and a feature radiator. The island is a real focal point of the kitchen, providing a great work surface, storage and seating for six, as well as a freestanding range style oven. An American fridge freezer with matte grey units surrounding, as well as the original built in pantry providing multiple storage options. There is ample space for both dining and living, a glazed door overlooks and leads onto the rear deck allowing effortless use of the indoor outdoor space. A glazed door gives access to the laundry and utility room.

#### Utility room

Plumbing and provisions for a washing machine and tumble dryer, freestanding units, window and glazed door overlooking and leading down to the garden. An internal fire door allows access to the garage.

#### Bedroom three

A great sized double bedroom with a large window to the front aspect, plantation style shutters and radiator.

#### Bedroom four/dressing room

Currently fitted as a dressing room with a range of matte grey fitted wardrobes. The corner wardrobe opens to provide access to a dressing table area. Large window to the front aspect with plantation style shutters, radiator.

#### Downstairs shower room

A modern shower room fitted with a three piece suite comprising; enclosed shower, low level WC, Vanity style sink with storage under, wall mounted hand dryer, feature wall mirror and unique feature flooring, crafted from thousands of 1 pence pieces.

#### First floor landing

A light filled area with a large window to the front aspect, with plantation style shutters and bookcases. Doors to bedroom two and the main bedroom suite.

#### Principle bedroom suite

An entrance area provides access to the en-suite, bedroom area and extremely useful storage room

with a door into the eaves space. The bedroom area has ample space for a super king sized bed and a full wall of glazing makes the very best of the far reaching views. A glazed door provides access onto the first floor terrace, the ideal place to have a morning coffee overlooking the Severn Estuary and Welsh hills.

#### Roof terrace

A fully decked terrace with balustrading offering far reaching views of the Estuary and Welsh hills beyond. Accessed via the main bedroom.

#### En-suite

With a real feeling of luxury, the en-suite has been fitted tastefully with a cast iron freestanding bath tub and a large Velux above. Low level WC and vanity style sink with storage under. Chrome heated towel rail and window to the front aspect with plantation style shutters.

#### Bedroom Two

A spacious double bedroom with a window to the front aspect, fitted plantation shutters and a large velux window to the rear. Doors to the wardrobe/cupboard, eaves storage and access to the en-suite

#### En-suite

A three piece suite comprising; panel bath, low level wc and vanity style sink with storage under. Tiled splashback and chrome heated towel rail.

#### Garage and parking

A larger than average single garage with a remote

controlled electric, light up roller door. The garage has exceptional ceiling height, making it the perfect workshop. A driveway provides ample parking to the front of the property.

#### Gardens

Accessed via the living room, kitchen and utility room, a recently laid raised decking is the perfect place to enjoy alfresco dining with a pleasant outlook. Steps lead down from the raised deck to an artificial lawn with mature shrub borders. Large shed on a gravel area, door to storage room under the decking and three doors giving access to the undercroft stores. Side access with a gate to the front driveway.



- Detached chalet bungalow
- Stunning principle bedroom suite
- Excellent condition throughout
- Estuary views
- Diverse accommodation
- Garage and off road parking
- First floor roof terrace
- Open plan kitchen/dining/living space
- Complete onward chain



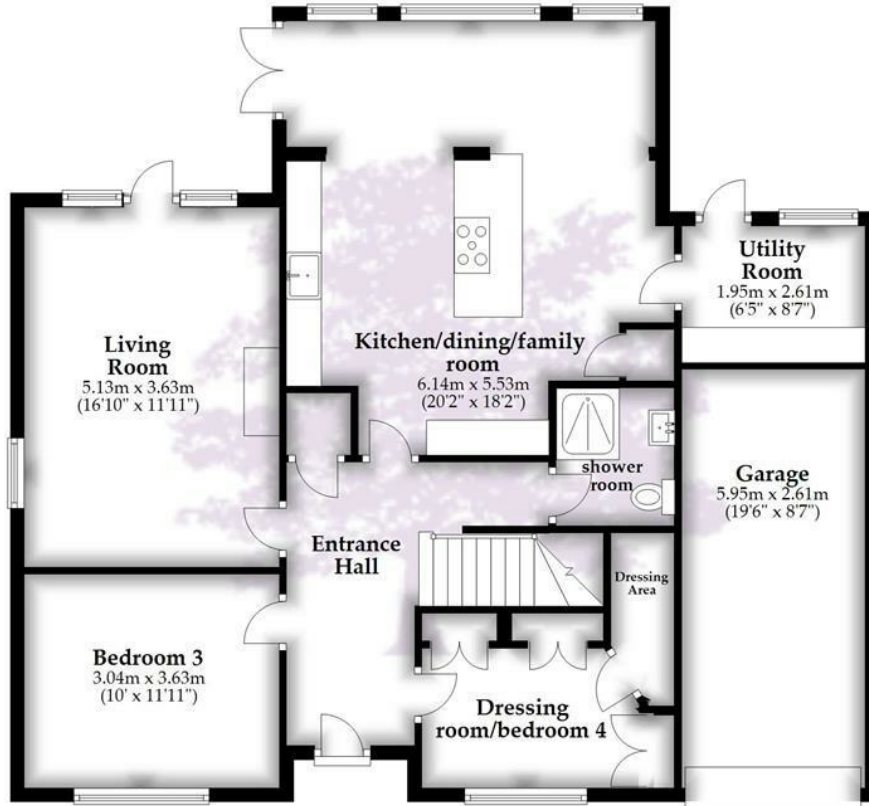


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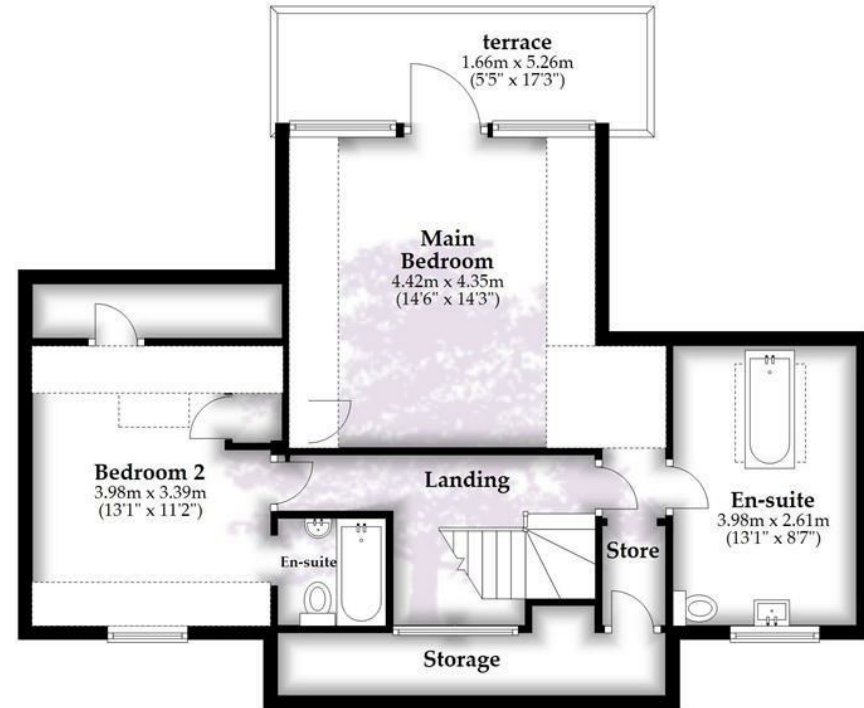
### Ground Floor

Approx. 94.4 sq. metres (1016.6 sq. feet)



### First Floor

Approx. 56.4 sq. metres (607.0 sq. feet)



Total area: approx. 150.8 sq. metres (1623.6 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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