



9 JACOBS MEADOW,
PORTISHEAD, BS20 7LN

GOODMAN
& LILLEY



SET WITHIN A CUL-DE-SAC POSITION ON THE POPULAR VALE DEVELOPMENT IS THIS BEAUTIFULLY EXTENDED, DETACHED FOUR DOUBLE BEDROOM FAMILY HOME.

This family home has been extended to create a superb home for the busy, modern family. The property briefly comprises entrance hall, cloakroom, living room, study, kitchen and family room. To the first floor are four double bedrooms, family bathroom with the master bedroom with an en-suite. Outside, the property also features a favoured southerly facing rear garden, integral garage and driveway to the front which provides ample off-road parking for numerous vehicles.

Situated on this popular modern development, 'The Vale' offers the family purchaser the ideal location to be close to the nearby primary schools, walking distance to the nearby shopping facilities, or just cycling through the many park areas. The property is also conveniently located within a five minute drive of the many shops, boutiques, bars, restaurants including a Waitrose on the marina. The town 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 the popularity of 'The Vale' and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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: E

Services: All mains services connected.

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

Accommodation Comprising:

Entrance Hall

A secure front door and window combination opening to the entrance hall, light and airy in its appearance with stairs rising to the first floor landing, alarm panel, wood laminated flooring, modern radiator, understairs storage cupboard, doors opening to principal rooms.

Cloakroom

Fitted with a two piece suite comprising; low level WC, wash hand basin with mixer tap, tiling to splash prone areas, radiator.

Living Room

A good sized-principal reception room with bi-folding doors opening to the family room offering a real sense of living space, uPVC double glazed window to the rear aspect, feature gas fireplace and surround, radiators, TV & telephone point.

Study

A versatile room with uPVC double glazed window to the front aspect, radiator, TV & telephone point.

Kitchen

A contemporary styled kitchen fitted with a comprehensive range of matte grey wall, base and drawer units with stone effect work surface, inset one and a half bowl sink and drainer unit with hose mixer tap, induction hob with extractor hood over, electric fan assisted AEG double oven, integrated dishwasher, fridge and freezer, wood laminate flooring, recessed ceiling spot lights, uPVC double glazed window to the side aspect, French doors to the family room.

Family Room

A wonderful addition to the property, light and airy in its appearance with French folding doors opening to the rear garden, uPVC double glazed window to three sides under a pitched roof with two 'Velux' windows, recessed ceiling down lighting, wood laminate flooring with underfloor heating, ceiling fan.

First Floor Landing

Doors to all bedrooms and the family bathroom, airing cupboard, access to roof space via loft hatch.

Master Bedroom

A good-sized principle bedroom, uPVC double glazed window to the front aspect, built-in wardrobes, radiators, TV & telephone point, door opening to:-

En-Suite Shower Room

Fitted with a modern, three piece suite comprising; low-level WC, vanity wash hand basin with storage beneath, shower enclosure with mains shower, radiator, obscured uPVC double glazed window to the front aspect.

Bedroom Two

A good-size double bedroom, built-in wardrobe, radiator, uPVC double glazed window to the front aspect.

Bedroom Three

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

Bedroom Four

A double bedroom, radiator, uPVC double glazed window to the rear aspect.

Family Bathroom

Fitted with a three piece suite comprising; low-level WC with concealed cistern, vanity wash hand basin with storage beneath, deep panelled bath with bath with mixer taps, mains shower with glazed shower screen, tiled splash backs, radiator.

Outside

The enclosed rear garden enjoys a favoured southerly orientation and is laid predominantly to a level lawn with a patio with exterior lighting which provides the ideal space to sit back and enjoy the aspect whilst entertaining family and friends in the warmer summer months. The garden is flanked with raised timber planters and borders with an array of flowering shrubs and specimen trees, external electric point, outside tap, side access gate.

Garage & Driveway

The garage is approached over a block-paved driveway providing off-road parking for several vehicles. The garage is accessed via an up and over door, light and power connected, internal door to the entrance hall. To the rear of the garage is a utility area with work surface with inset sink and plumbing and space for a washing machine and dryer.

- Detached Family Home
- Four Bedrooms (Master En-Suite)
- Stunning Family Room
- Well-Presented Throughout
- Garage & Driveway
- Extended Accommodation
- Three Receptions
- Popular Vale Development
- South-Facing Garden
- Viewings By Strict Appointment

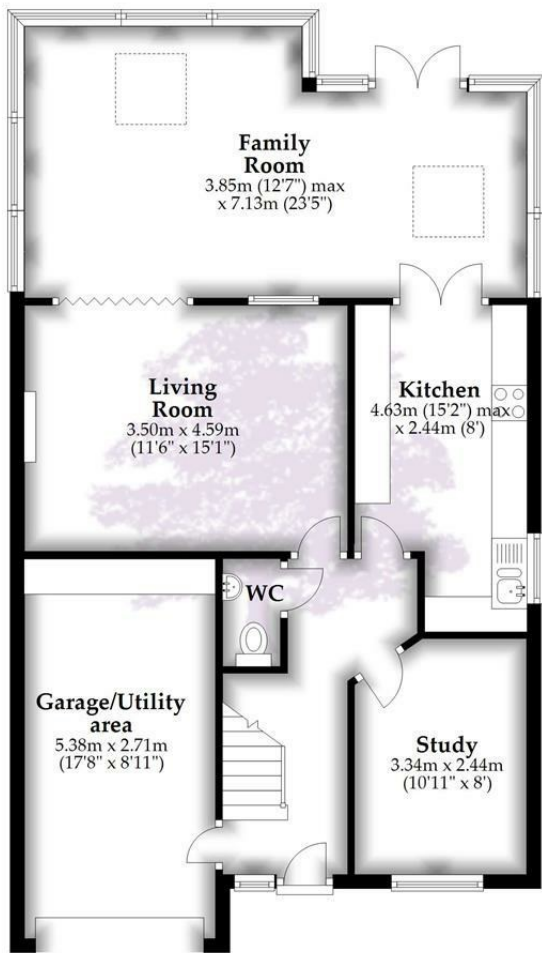


GUIDE PRICE £600,000



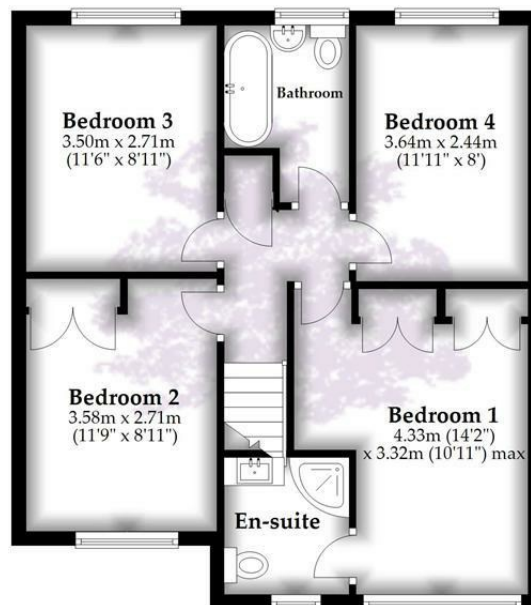
Ground Floor

Approx. 85.1 sq. metres (916.5 sq. feet)



First Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



Total area: approx. 140.1 sq. metres (1508.5 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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