



17 LOWER DOWN ROAD,
PORTISHEAD, BS20 6PE

**GOODMAN
& LILLEY**







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GUIDE PRICE
£430,000

A deceptively spacious property offering over 1200sqft of diverse accommodation. The property has been well kept by the current owners and have recently replaced the doors, windows, guttering and facias as well as having the roof re-felted. With four bedrooms, three reception rooms and a large sunny garden, this would make an ideal family home.

This delightful house boasts 3 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

With over 1,200sqft of accommodation, this property offers a perfect blend of space and functionality. The open plan kitchen/diner is a highlight, overlooking the garden, making it an ideal spot for entertaining guests or enjoying family meals.

The four bedrooms provide flexibility for a growing family or those in need of extra space for a home office or hobby room. The generous rear garden is a rare find in urban areas, offering a peaceful retreat for relaxation or outdoor activities.

Convenience is key with a garage and gated parking to the rear of the property, ensuring your vehicles are secure and easily accessible.

Accommodation comprising

Entrance

Part glazed uPvc door opens into a bright and airy hall with doors to bedroom four, living room, study, and kitchen diner. Stairs rise to the first floor.

Living Room

A bay fronted window floods the living room with light, whilst the wood burning stove gives a real sense of character and warmth.

Bedroom Four

A large double bedroom with window to the front aspect and a chimney breast with alcoves either side, ideal for built in storage.

Study

Currently utilized for storage, the study has a sunlight tube providing natural light.

Kitchen/diner

A fantastic, sociable area to the rear of the property with direct access onto the garden. The kitchen is fitted with a range of matching wall and base units with wood effect work surface over, inset stainless steel sink, freestanding range style oven, space for American style fridge freezer and a window and glazed door opening onto the garden. Open to the kitchen area there is a large dining space with glazed french doors opening onto the garden and a window to the side aspect. A door opens into the utility room.

Utility room

Space and provision for a washing machine and tumble dryer with worksurface over. Door to the downstairs shower room.

Shower room

Three piece suite comprising; walk in shower with glass screen, low level WC and wall mounted sink. Fully tiled walls and window to the side aspect.

First floor landing

Window to the rear aspect allowing natural light to flood in. Doors to Bedrooms one, two and three and the family shower room.

Bedroom One

A large double bedroom with a window to the front aspect offering a pleasant outlook over the valley.

Bedroom Two

A double bedroom to the front aspect of the property.

Bedroom three

A spacious bedroom with a window to the rear overlooking the garden.

Family shower room

Finished to a modern standard and fitted with a three piece suite comprising; walk in double shower, low level WC and pedestal sink. Fully tiled walls and window to the side aspect.

Garden

Sit on a generous plot the property boasts a large, flat rear garden that enjoys all day sun. There is a large patio accessed via the kitchen/diner, lawn and secure gated parking to the rear. The parking area is accessed via a rear lane and has recently had brand new secure sliding gates installed.

Garage

There is a single garage to the rear of the property that is rented by the current owners on lower down road from the council. The rent is currently £60 a month.



- Four bedrooms
- Over 1200sqft of accommodation
- Two modern shower rooms
- Three reception rooms
- Open plan kitchen diner opening onto the garden
- Garage rented from the council
- Large rear garden with secure gated parking
- Utility room



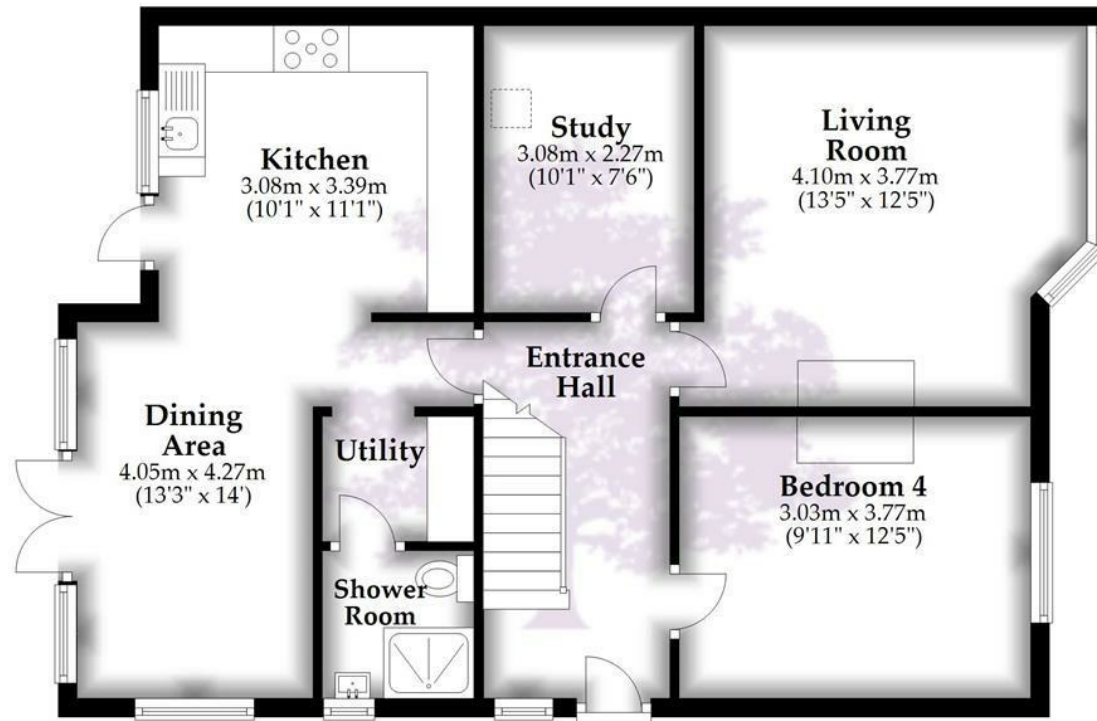


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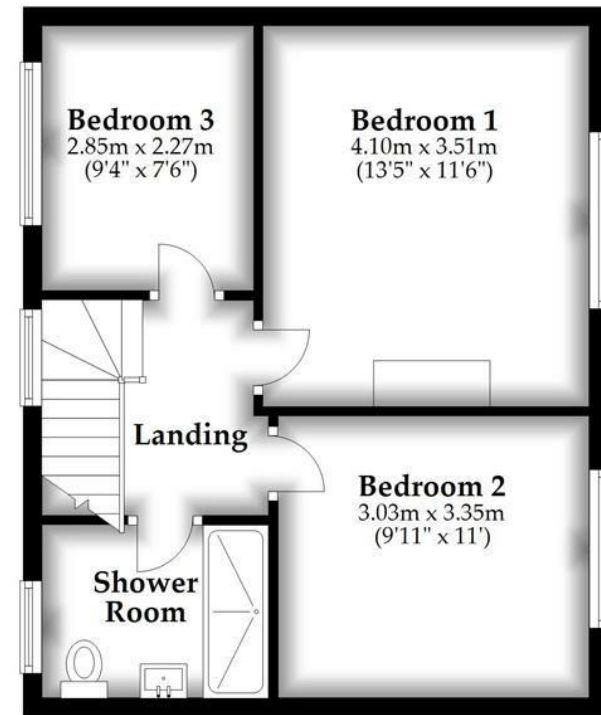
Ground Floor

Approx. 72.9 sq. metres (784.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Total area: approx. 115.4 sq. metres (1242.0 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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