



3 RECTORY ROAD,
EASTON-IN-GORDANO, BS20 0QB

**GOODMAN
& LILLEY**



LOCATED IN A PRIVATE, TUCKED AWAY POSITION IS THIS THREE-BEDROOM DETACHED PROPERTY, IDEALLY LOCATED ON A HIGHLY REGARDED ROAD IN EASTON IN GORDANO, OFFERING A SERENE BACKDROP OF THE PICTURESQUE VILLAGE GREEN BEHIND.

As you approach this stunning property from the road, a sweeping driveway gently rises up to a parking area, offering ample off-road parking alongside a detached double garage. The front garden provides a private oasis, beautifully laid to lawn and adorned with deep planted flowering shrubs and carefully selected specimen trees, creating a vibrant and inviting atmosphere that enhances the home's appeal.

Step into this home through the entrance porch, leading into a spacious entrance hall that provides an excellent circulation space. This well-designed layout allows easy access to the warm and welcoming dual aspect living room, perfect for relaxation and entertaining. Adjacent to the living area, the dining room offers an ideal setting for family meals or gatherings with friends, while a convenient, modern shower room adds practicality to the ground floor. The heart of the home is the delightful modern kitchen/breakfast room, where culinary creativity can flourish. This area not only serves as a functional cooking space but also provides a cozy spot for casual dining, making it the perfect place to start your day.

Ascend the staircase to the first-floor landing, where you'll discover a generous master bedroom, perfect for relaxation and comfort. Accompanying the master suite are two additional well-appointed bedrooms, providing family or guests. Conveniently located on this level is a cloakroom, adding to the practicality of the layout. This property seamlessly combines comfort and versatility, making it an ideal family home.

The private rear garden offers an inviting open outlook to the picturesque village green behind. The garden features deep planted borders, showcasing a variety of vibrant flora that enhances its charm

and tranquillity. An undercover seating area extending onto a patio area, easily accessible from the living room and kitchen, provides the perfect setting for al fresco dining or relaxing while enjoying the serene views. This generous garden extends not only to the rear but also boasts ample space in the front, presenting a unique opportunity for future expansion without compromising on outdoor space.

Set on the northern edge of the Gordano Valley, the Avon Wildlife Trust, Hails Wood and Priors Wood can all be found nearby with the latter widely noted for its famous bluebell walk. The area itself is well served for schooling in both the state and private sector - Crockerne Church of England Primary School, St Katherine's School and The Downs School are all conveniently located. Rectory Road is located in a convenient position on the fringes of the village with Brunel's iconic Suspension Bridge located a mere four miles away, providing direct access to Clifton Village & Bristol City Centre. Bristol 5 miles, Clifton village 4.5 miles, M5 (J19) 1 mile, Portishead 3.5 miles, Cribbs Causeway regional shopping centre 7 miles, Bristol Airport 11.5 miles (distances approximate).

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

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

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- Detached Family Home
 - Two Reception Rooms
 - Double Garage & Driveway
 - Private Position
 - Excellent Transport Links To M5 & Bristol
 - Three Bedrooms
 - Highly Regarded Address
 - Backing On To The Village Green
 - Popular Village Location
 - Viewing Highly Advised

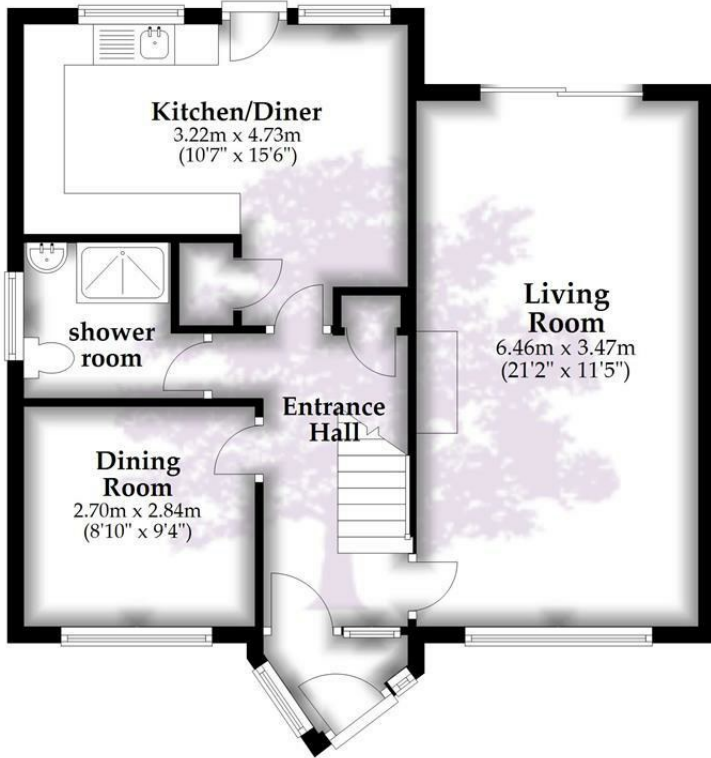


GUIDE PRICE £550,000



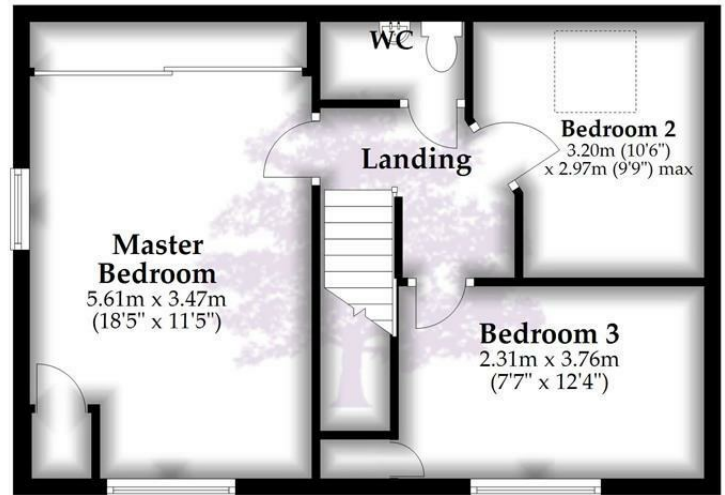
Ground Floor

Approx. 59.6 sq. metres (641.3 sq. feet)



First Floor

Approx. 46.5 sq. metres (500.3 sq. feet)



Total area: approx. 106.1 sq. metres (1141.6 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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