



16 SLADE ROAD,
PORTISHEAD, BS20 6BS

**GOODMAN
& LILLEY**







16 SLADE ROAD

PORTISHEAD BS20 6BS

GUIDE PRICE

£565,000

A golden opportunity to acquire a 1950's semi-detached family home situated on this highly regarded road situated close to Portishead's traditional High Street.

For those downsizing and family buyers, look no further! If you're seeking a home on the level, close to the High Street and also only a short distance to the Lake Grounds then this home will tick all of the boxes. The property is arranged over three floors and in brief, the property in brief comprises; entrance hall, family room, living room, wet room, kitchen which opens on to dining room which resides along the rear elevation of the property providing a good-sized family entertaining space. The first floor features three bedrooms and a five piece family bath/shower room, a stair case rises to the attic room where a double bedroom and an en-suite shower room can be found. Outside, the garden enjoys a westerly aspect, laid to lawn and generous patio providing the ideal place to dine al fresco. The widened driveway provides ample off-road parking for several vehicles.

The convenient location makes it the ideal choice to a variety of purchasers, with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer, with a selection of Bars and Restaurants to enjoy in both locations. The family buyer will warm to the nearby Lake Grounds, providing children the perfect space to explore or play the various sporting activities the 'Lake Grounds' has to offer or enjoy a picnic during those warm summer months.

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 Porch

Secure uPVC front door opening to the entrance porch, full-height uPVC obscure double glazed window to front aspect, internal glazed internal window to side aspect, terracotta tiled flooring, secure uPVC double glazed front door opening to:

Entrance Hall

uPVC obscure double glazed window to side aspect, storage cupboard, double panel radiator, quality Amtico flooring, stairs rising to the first floor landing, doors opening to principle rooms.

Living Room

Internal uPVC double glazed window to rear aspect, ranged of fitted units, coal effect gas fireplace, double panel radiator, TV & telephone point, open-plan to:

Family Room

uPVC double glazed window to front aspect, double panel radiator, telephone point.

Kitchen

Fitted with a matching range of modern grey fronted base and eye-level units with under-lighting, drawers and worktop space over, inset stainless steel sink unit with single drainer, swan neck mixer tap, integrated dishwasher, space for range with extractor hood over, under-stairs storage cupboard, quality Amtico flooring, low-voltage ceiling spotlights, open-plan to:

Conservatory/Dining Room

Residing along the rear elevation of the property the dining room seamlessly interlinks with the kitchen providing a spacious family entertaining space. Half brick construction with uPVC double glazed windows, pitched poly-carbonate roof, double panel radiator, quality Kardean flooring, uPVC French doors opening to the rear garden.

Utility Room

Fitted with a matching range of modern grey fronted base and eye level units with worktop space over, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for washing machine, space for fridge/freezer and tumble dryer, double radiator, ceramic tiled flooring.

Wet Room

Fitted with three piece modern white suite comprising; low-level WC, shower area with fitted

shower, pedestal wash hand basin with mixer tap, full-height ceramic tiling to all walls, chrome heated towel rail, hardwood obscure double glazed window to the rear aspect, ceramic tiled flooring.

First Floor Landing

uPVC double glazed window to side aspect, doors opening to all of the first floor accommodation.

Master Bedroom

Three uPVC double glazed windows to front aspect, double panel radiator, wall panelling, TV point, coving to ceiling, built-in wardrobes.

Family Bathroom

Fitted with four modern white suite comprising contemporary freestanding bath, vanity wash hand basin with cupboards under, mixer tap and tiled splash backs, tiled double shower with fitted shower, low-level WC, heated towel rail, uPVC obscure double glazed window to side and rear aspect, recessed ceiling spotlights.

Bedroom Three

uPVC double glazed window to rear aspect, built-in wardrobes, storage cupboard, double panel radiator, coving to ceiling.

Study/Nursery

Currently used as a bedroom but could easily be used a study or nursery, uPVC double glazed window to front aspect, built-in wardrobe, fire door with staircase rising to the attic room/bedroom.

Stairs Rising to:-

Stairs to second floor landing.

Attic Room

A good-sized room, currently used as a bedroom, double glazed Velux window, double panel radiator, recessed ceiling spotlights, access to eaves storage space, door to:

En-Suite Shower Room

Fitted with three piece modern white suite comprising; low-level WC, tiled shower enclosure with fitted shower and glazed shower screen, wash hand basin in vanity unit with drawers beneath, mixer tap, tiled splashbacks, heated towel rail, Amtico flooring, recessed ceiling spotlights.

Outside

The rear garden enjoys a favoured westerly orientation and is laid to lawn and a generous patio that extends across the rear orientation property providing the ideal place to sit back and dine al fresco in the warmer summer months. The garden is of a good family size, deep borders planted with mature flowering shrubs and specimen trees.

Driveway

The widened driveway provides off-road parking for several vehicles.



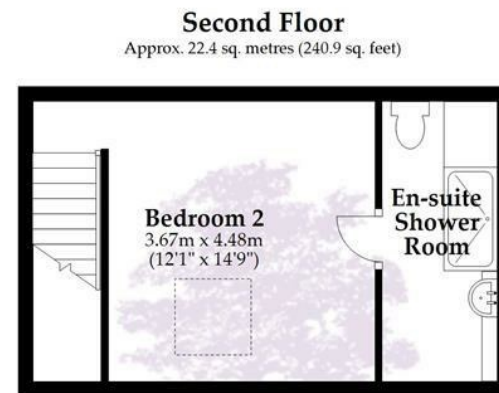
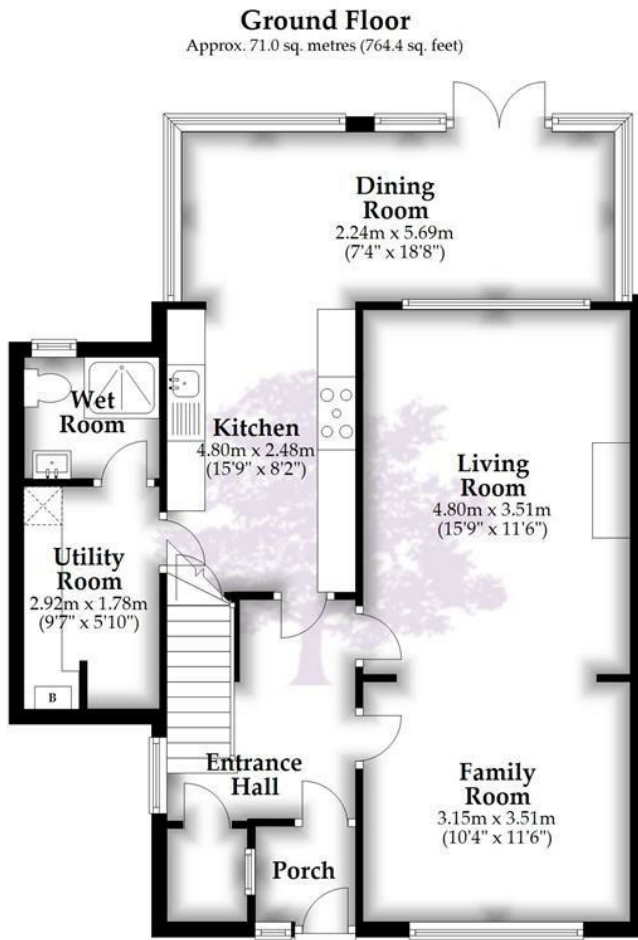
- 1950's Semi-Detached Family Home
- Two Reception Rooms
- Widened Driveway
- Extended Accommodation
- Attic Room/Bedroom
- Popular Residential Address
- In Excess Of 1533 SQ FT
- Generous West Facing Garden
- Viewing Highly Advised





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Total area: approx. 142.4 sq. metres (1533.1 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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