



50 PAPER MILL GARDENS,  
PORTISHEAD, BS20 7QX

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GOODMAN  
& LILLEY













# 50 PAPER MILL GARDENS

## PORTISHEAD BS20 7QX

GUIDE PRICE  
£485,000

A spacious four bedroom family home presented in immaculate condition throughout. Upon entering this beautiful home the level of finish is immediately clear. From the modern living space to the landscaped rear garden, this home offers something for everyone.

Welcome to this stunning 4-bedroom house located in the desirable Paper Mill Gardens, Portishead. This modern property offers a perfect blend of style and comfort.

As you step inside, you'll be greeted by a meticulously presented interior that exudes elegance and sophistication. The spacious kitchen/diner is ideal for hosting family gatherings or entertaining friends. With four well-appointed bedrooms, including a main en-suite, there is ample space for the whole family to relax and unwind.

One of the highlights of this property is the beautifully landscaped rear garden, providing a tranquil retreat where you can enjoy the outdoors in privacy. Imagine sipping your morning coffee or hosting a summer barbecue in this delightful outdoor space.

Conveniently located close to all amenities, transport links, and schools, this house offers the perfect balance of suburban tranquillity and urban convenience. Whether you're looking to run daily errands, commute to work, or ensure your children have access to quality education, this location has it all.

Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the charm and comfort that this property has to offer.

### Accommodation Comprising

- Four spacious bedrooms
- Immaculately presented throughout
- Sought after development
- Main bedroom with en-suite
- Garage and off road parking
- Kitchen/diner
- Landscaped rear garden
- Close to all amenities

### Entrance Hall

Secure front door opening to the entrance hall, under-stairs storage cupboard, radiator, quality Kardean flooring, stairs rising to first floor landing, doors opening to:

### Cloakroom

Fitted with two piece modern white suite comprising; low-level WC, pedestal wash hand basin, extractor fan, tiled splashbacks, radiator, Kardean flooring.

### Kitchen/Diner

Fitted with a matching range of modern fronted base, drawer and eye-level units with wood effect work surface over, inset 1+1/2 bowl stainless steel unit with single drainer and mixer tap, concealed gas fired combination boiler serving heating system and domestic hot water, integrated fridge/freezer, dishwasher, washing machine, eye level double oven, built-in five ring gas hob with extractor hood over, uPVC double glazed window to front aspect with custom shutters, double panel radiator.

### Living Room

Two full-height uPVC double glazed windows to rear aspect, storage cupboard, double panel radiator, wood laminated flooring, TV telephone point, secure uPVC double French doors opening to the rear garden.

### First Floor Landing

A spacious landing with access to roof space via loft hatch, radiator, doors opening to all of the first floor accommodation.

### Master Bedroom

uPVC double glazed window to front aspect, radiator TV & telephone point, Custom shutters door to:

### En-Suite Shower Room

Fitted with three piece modern white suite comprising; low-level WC, tiled double shower enclosure with fitted shower, pedestal wash hand basin with tiled splashbacks, extractor fan, shaver point, radiator. ceramic tiled flooring.

### Bedroom Two

uPVC double glazed window to rear aspect, custom shutters, radiator.

### Bedroom Three

uPVC double glazed window to rear aspect, custom shutters, radiator.

### Bedroom Four

uPVC double window to front aspect, custom shutters, radiator.

### Family Bathroom

Fitted with three piece modern white comprising; low level WC, deep panelled bath with independent shower hand shower attachment off over and mixer tap, pedestal wash hand basin, tiled splashbacks, extractor fan, radiator, ceramic tiled flooring.

### Outside

A beautifully landscaped garden that enjoys sun most of the day. Seamlessly flowing from the living

room the modern garden is truly an extension of the home. An artificial lawn is bordered with a raised deck, Italian Porcelain patio and rendered footpath providing access to the garage via a rear courtesy door.

### Garage & Driveway

Garage and driveway are located to the rear of the property and provides off-road parking for three leading to the garage. The larger than average garage measures over 23ft and has been dry lined to the wall's and ceiling making this space a really useable area. Up and over garage door to the front, courtesy door into the garage, light and electric.









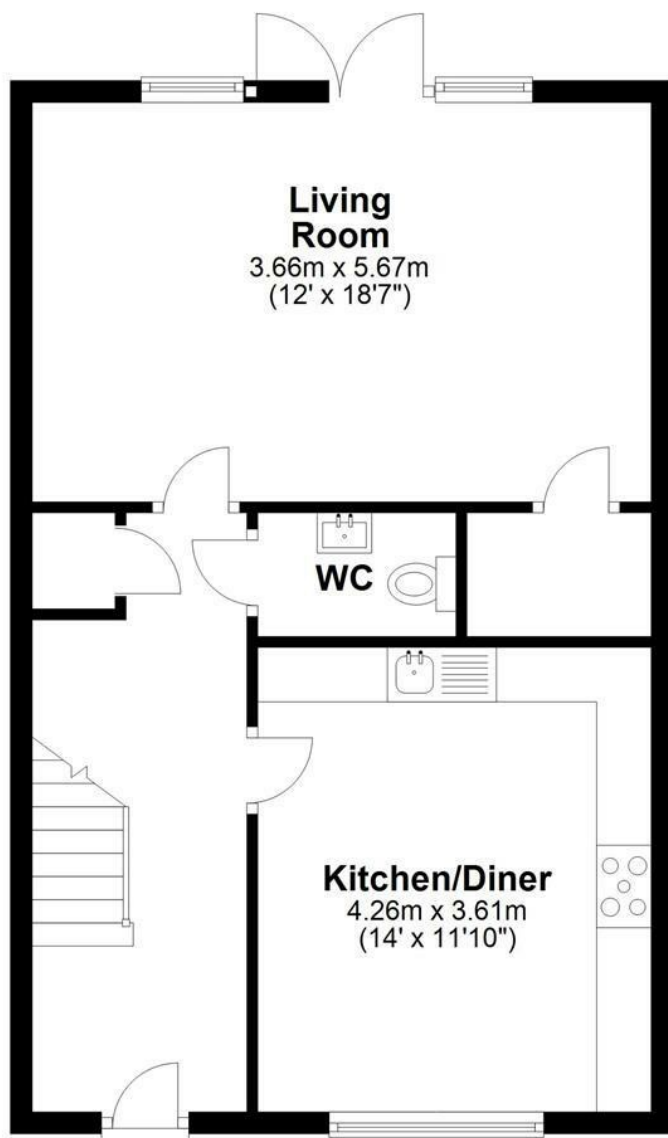


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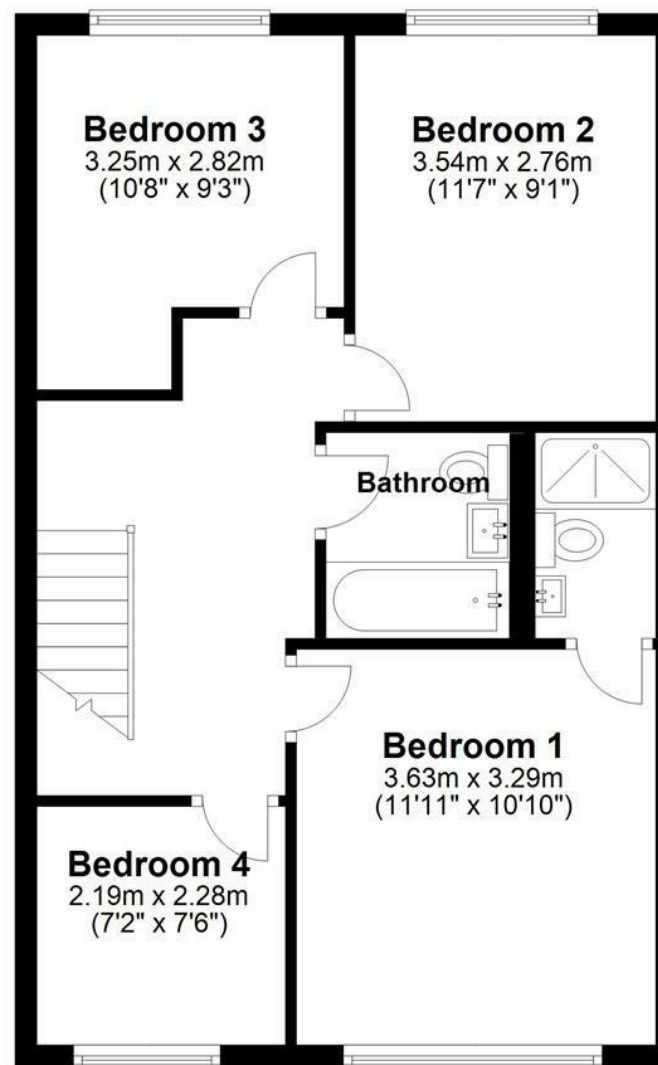
## Ground Floor

Approx. 52.5 sq. metres (565.1 sq. feet)



## First Floor

Approx. 52.5 sq. metres (565.1 sq. feet)



Total area: approx. 105.0 sq. metres (1130.3 sq. feet)

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