



16 DRAKES WAY,
PORTISHEAD, BS20 6LB

GOODMAN
& LILLEY







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PORTISHEAD BS20 6LB

GUIDE PRICE

£585,000

An opportunity to acquire a 4-bedroom detached coastal home, offering over 1500 square feet of living space and breathtaking views of the Estuary.

Perched in a prime elevated position, this deceptively spacious residence features four generous bedrooms and two inviting reception rooms, alongside a level rear garden that provides an ideal setting to witness stunning sunsets over the Severn Estuary. This exceptional property comes with the added benefit of no onward chain.

Located in the Drakes Way, this impressive house presents an amazing opportunity for those in search of a spacious family abode with captivating estuary vistas. Built in 1980, the layout ensures ample room for comfortable living. The home comprises two sizable reception areas, perfect for entertaining or enjoying quality family time. With four well-sized bedrooms, it caters wonderfully to families or those wishing to host guests. Additionally, it includes a family bathroom and an en-suite for maximum convenience.

A highlight of this property is the stunning estuary views visible from multiple rooms, creating a tranquil and picturesque ambiance. The level rear garden, also offering estuary views, serves as a delightful outdoor retreat, while the garage

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

Services: All Mains Services Connected

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Viewings by strict appointment only by agents Goodman & Lilley

Accommodation Comprising;

Entrance Hall

A spacious vaulted entrance hall that features double-height ceilings and a gallery-style landing, creating an impressive first impression. This elegant space offers convenient access to the bathroom, utility room, and conservatory. A half flight of stairs leads you both up to the spacious living area and down to the inviting bedrooms, ensuring a perfect flow throughout the home.

Conservatory

Constructed with a polycarbonate roof and glazed sliding doors, this space provides seamless access to the front garden, allowing you to bask in the morning and early afternoon sunshine.

Utility Room

The utility room side-facing window, a functional worktop, and plumbing ready for a washing machine. Additionally, a wall-mounted gas-fired central heating boiler ensures efficient warmth throughout the home.

Family Bathroom

A three-piece suite features a panel bath with an overhead shower, a low-level WC, and a pedestal sink. It also includes a window to the side.

Upper Ground Galleried Landing

The gallery-style landing overlooks the ground floor entrance, complemented by a vaulted ceiling that creates an impressive sense of space. It provides access to the kitchen, dining room, and living room.

Kitchen

This kitchen is equipped with a selection of matching wall and base units, along with durable laminate work surfaces. The inset sink is strategically placed beneath a rear-facing window, offering stunning coastal views. Additional features include a freestanding electric oven, a hob with an extractor hood above, and a glazed door that leads to stairs accessing the front garden and driveway.

Dining Room

This generously sized room is conveniently located adjacent to the kitchen and features a set of glazed sliding doors that enhance the views and provide access to the balcony.

Living Room

A remarkable room featuring sliding doors that open onto a beautiful balcony, complemented by a generous picture window at the front, both offering breathtaking coastal views. Additionally, a rear window provides a glimpse into the conservatory at the front of the property.

First Floor Balcony

This impressive 17-foot balcony offers stunning coastal views, perfect for soaking in the serene surroundings. Conveniently accessible from both the living room and dining room, it provides an ideal space for entertaining or relaxing with family and friends.

Lower Ground Floor

With doors opening to bedrooms, complemented by two convenient storage cupboards and an airing cupboard for added functionality. A window at the front aspect allows secondary light from the conservatory to brighten the space.

Bedroom One

A great-sized double bedroom with a set of sliding doors leading onto a private balcony with garden access and amazing views. Open to the dressing area with a range of built-in mirror-fronted sliding wardrobes and a door to the en-suite.

En-Suite Shower Room

This well-appointed three-piece bathroom suite includes a low-level WC, a single shower, and a pedestal sink. A window at the rear aspect enhances the space with natural light.

Bedroom Two

This generously sized double bedroom features a rear-facing window that offers lovely views of the garden and the scenery beyond. Additionally, it includes a convenient walk-in cupboard for ample storage.

Bedroom Three

A great sized double bedroom with a window to the rear aspect overlooking the garden and views beyond.

Bedroom Four

A spacious single bedroom currently utilised as a study with a window to the rear aspect overlooking the garden and views beyond.

Garden

This low-maintenance, level rear garden is beautifully designed with a combination of paving and decking, bordered by mature shrubs that enhance its charm. Enjoy picturesque views overlooking the estuary from this serene outdoor space. A set of stairs to the side provides easy access to the front of the property and the kitchen entrance.

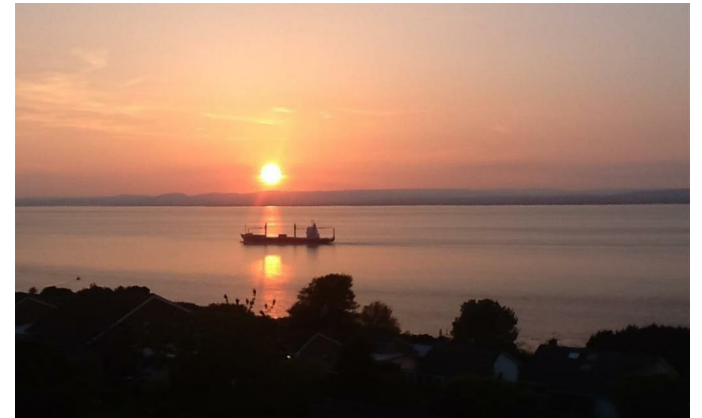
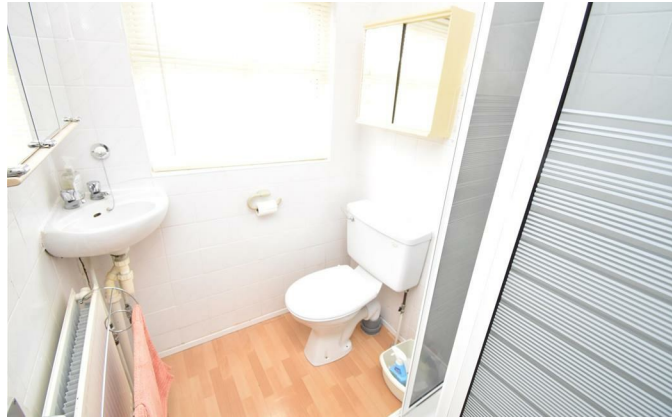
Garage & Driveway

The property features a spacious double garage equipped with lighting, electricity, and an up-and-over door. In addition, there is private driveway parking available in front of the garage, complemented by steps that lead down to the entrance and front garden.



- Detached Coastal Home
- Four Spacious Bedrooms
- Level Rear Garden With Views
- Stunning Views Coastal Views
- First Floor Balcony With Outstanding Estuary Views
- Garage & Driveway
- Over 1 500 SQ FT Of Accommodation
- Quiet Elevated Cul-De-Sac Position
- No Onward Chain





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Total area: approx. 161.6 sq. metres (1739.4 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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