



24 PAPER MILL GARDENS,
PORTISHEAD, BS20 7QX

GOODMAN
& LILLEY



AN OPPORTUNITY TO ACQUIRE A DETACHED, FOUR BEDROOM HOME SITUATED WITHIN A QUIET RESIDENTIAL AREA ON THE FRINGES OF PORTISHEAD'S VIBRANT MARINA.

In brief, this beautifully appointed home comprises; entrance hall, cloakroom, kitchen/dining room and living room to the ground floor. Whilst four well-proportioned bedrooms, master with en-suite shower and a family bathroom occupy the first floor. Externally, the property benefits from an enclosed landscaped rear garden offering a high degree of privacy, laid predominantly to an artificial lawn and composite patio seating areas providing the ideal place to sit back and dine al fresco. The driveway lies to the side of the property provides off-street parking which then leads up to the garage.

The property is located within a short distance of the marina, nature reserve, many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including Waitrose on the marina. It also offers a large number of outdoor activities both water based, with the Sailing Club and Portishead Marina and outdoor pursuits such as the open air lido and parks within North Somerset.

Goodman & Lilley anticipate a good degree of interest due to its location and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: Mains Electric, Gas, Water & Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation Comprising

Entrance Hall

Secure front door opening to the entrance hall, under-stairs storage cupboard, radiator, quality wood laminate 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, ceramic tiled flooring.

Kitchen/Diner

Fitted with a matching range of modern light grey fronted base, drawer and eye-level units with wood block 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 and dishwasher, plumbing for washing machine, fitted fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front aspect, 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, two radiators, TV & telephone point, 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.

Bedroom Two

uPVC double glazed window to rear aspect, radiator.

Bedroom Three

uPVC double glazed window to rear aspect, radiator.

Bedroom Four

uPVC double window to front aspect, 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.

Outside

The contemporary styled rear gardens enjoys a sunny orientation offering a good degree of privacy, Laid predominantly to composite decking and artificial lawn with a mixed variety of plants and selection of ornamental trees occupying raised planters and borders. A composite decked seating area extends across the back of the property and provides the ideal place to dine alfresco in the summer months.

Garage & Driveway

The garage and driveway are located to the side of the property and provides off-road parking leading to the garage, accessed via an up and over door, light and power connected.

- Detached Family Home
- Master En-Suite Shower Room
- Landscaped Rear Garden
- Level Approach To High Street & Marina

- Four Bedrooms
- Kitchen/Diner
- Garage & Driveway
- Well Presented Throughout

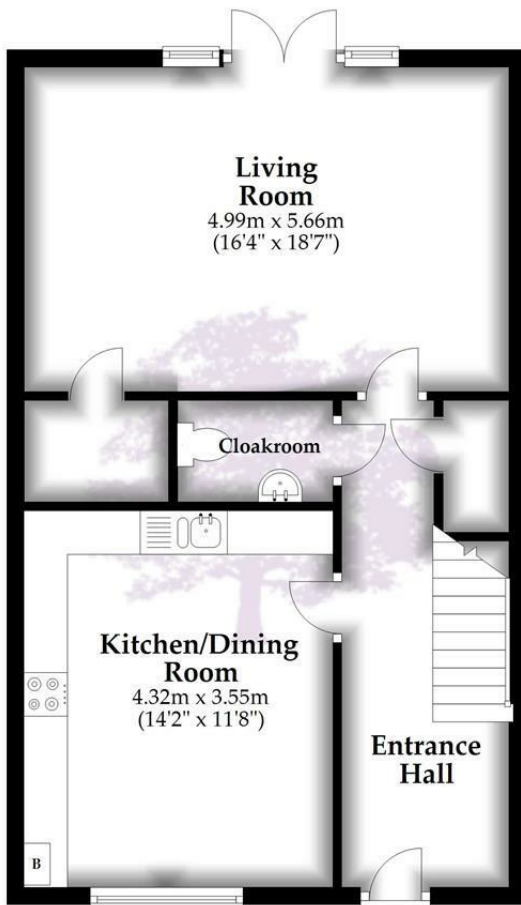


GUIDE PRICE £489,950



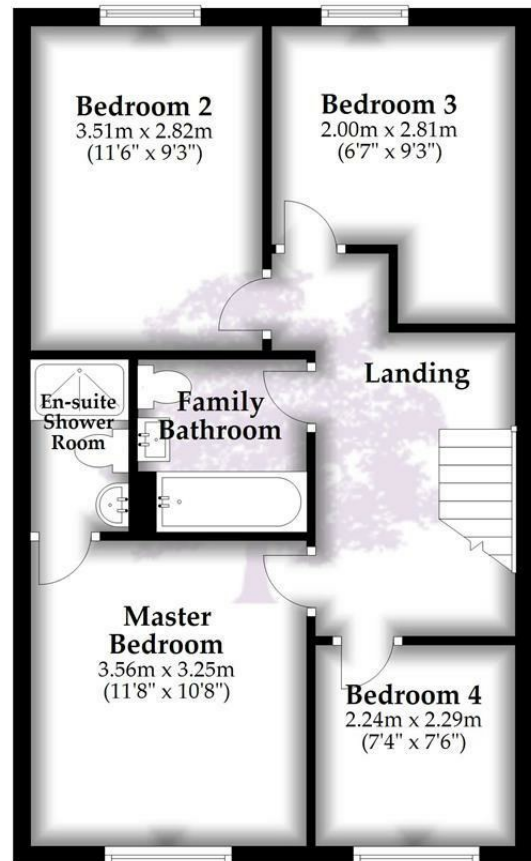
Ground Floor

Approx. 52.8 sq. metres (568.3 sq. feet)



First Floor

Approx. 52.6 sq. metres (566.6 sq. feet)



Total area: approx. 105.4 sq. metres (1134.9 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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