



6 ST. AUGUSTINES CLOSE,  
PORTISHEAD, BS20 8JH

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GOODMAN  
& LILLEY













# 6 ST. AUGUSTINES CLOSE

## PORTISHEAD BS20 8JH

# GUIDE PRICE

## £695,000

This unique bungalow, tucked away in a private cul-de-sac, offers a high-end modern finish and stunning estuary views. The property features a garden that wraps around the home, providing ample outdoor space. Inside, you'll find a flexible layout with a minimum of four bedrooms, a study, and a loft room.

his exceptional, one-off bungalow is nestled in a private cul-de-sac, offering a peaceful and secluded setting, ideal for those seeking privacy and tranquillity. The property benefits from a stunning garden that wraps around the entire home, providing plenty of outdoor space to enjoy the beautiful surroundings and estuary views, creating a serene retreat.

Inside, the bungalow has been finished to the highest standards, featuring a luxurious modern design throughout. The versatile layout includes a minimum of four well-proportioned bedrooms, providing ample space for family living or guests. Additionally, there is a study, perfect for those working from home or needing a quiet space to relax. The loft room offers further potential, ideal as a hobby room, home office, or additional living space.

For convenience, the property comes with a double garage, providing secure parking or storage, as well as an abundance of off-road parking space for multiple vehicles.

Offered with no onward chain, this property presents an exciting opportunity to acquire a truly unique home with a flexible layout, exceptional outdoor space, and breathtaking views, all while being tucked away in a private and peaceful cul-de-sac. Whether you're looking for a family home, a property to downsize into, or a tranquil retreat, this bungalow offers the perfect blend of modern living and serene surroundings.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Gas, Water, Mains Drainage

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

### Accommodation Comprising;

- Detached Four Bedroom Bungalow
- Quiet Private Cul-De-Sac
- Diverse Accommodation over 1600 SQ.FT
- Ample Parking
- Raised Terrace To the Front With Views
- Estuary Views
- No Onward Chain

### Entrance Hall

The property features a secure entrance, leading into an inner hall that provides a welcoming space. This area offers convenient storage for coats, shoes, or other essentials, helping to keep the home tidy and organized. The hall serves as a practical transition into the rest of the home, with ample room for daily items.

### Inner Hall

The modern and spacious hall acts as a central hub, with doors leading to all key areas of the home. It provides access to the bedrooms, study, family bathroom, kitchen/breakfast room, and living room, offering a practical and well-organized layout. The generous size of the hall ensures easy movement between rooms while maintaining a bright and open feel throughout.

### Living Room

A standout feature of this property is the large living room, which exudes character and charm. The exposed brick wall adds a rustic touch, while the feature fireplace creates a modern focal point. Large sliding doors open up to offer views of the estuary, bringing in plenty of natural light. Additionally, a side window enhances the room's brightness, and access to the conservatory provides a seamless connection to more living space, perfect for relaxing or entertaining.

### Conservatory

The conservatory is fully glazed, featuring an opaque polycarbonate ceiling that allows light to filter through while maintaining privacy. Two sets of glazed doors open out onto a raised terrace, providing stunning views of the estuary and creating an ideal space for outdoor dining or simply enjoying the scenery. The combination of light and views makes this conservatory a tranquil and versatile addition to the home.

### Kitchen/Breakfast

The high-end, modern kitchen/breakfast room is designed for both style and functionality. It features a range of matching wall and base units with sleek laminate work

surfaces. A large peninsula island offers additional storage and seating, creating a perfect space for casual dining or entertaining. A window to the front aspect overlooks the front terrace, offering beautiful estuary views, adding a touch of tranquility to this spacious, well-appointed kitchen.

### Bedroom One

The large double bedroom is bright and airy, featuring a floor-to-ceiling window that offers a stunning view of the rear garden. A further window to the side enhances the natural light. The room also includes a door leading to a private en-suite, providing a convenient and comfortable space for relaxation.

### En-Suite Shower Room

The high-end en-suite is finished with stylish grey tiles, creating a sleek and modern atmosphere. It features a freestanding bathtub with a hand shower, a WC, and a contemporary sink. The addition of built-in storage offers practical space for towels and toiletries, enhancing both the functionality and elegance of the room. This beautifully designed en-suite is a perfect blend of luxury and convenience.

### Bedroom Two

Bedroom two is generously sized, offering ample space for a double bed and additional furniture. A window to the side aspect provides a view of the garden, along with a glimpse of the estuary, adding a peaceful touch to the room. The layout ensures plenty of natural light, making it a comfortable and inviting space.

### Bedroom Three

Bedroom three is a comfortable double, featuring a window to the side aspect that overlooks the garden. This bright and airy room offers plenty of space for a bed and furniture, making it a versatile space for a bedroom, guest room, or home office.

### Bedroom Four

The single bedroom is a cozy space, featuring a window to the side aspect that overlooks the garden. This room is ideal

as a child's room, guest room, or home office, with enough space for essential furniture while maintaining a bright and inviting atmosphere.

### Study

The study is a practical and peaceful space, with a window to the side offering views of the garden and a glimpse of the estuary. It provides an ideal setting for work or relaxation. A fixed ladder staircase leads up to the loft room, offering additional flexible space that can be used for a variety of purposes, such as a hobby room, office, or extra storage.

### Family Bathroom

The high-end, modern bathroom complements the en-suite with its sleek design and luxurious finishes. It features a four-piece suite, including a freestanding bathtub, a walk-in shower, a low-level WC, and a contemporary sink. The stylish fixtures and fittings, combined with carefully chosen tiles, create a sophisticated and relaxing space. This bathroom offers both elegance and practicality, perfect for unwinding in comfort.

### Garden

The garden wraps around the entire bungalow, providing a beautiful and expansive outdoor space. A range of raised terraces are thoughtfully designed to make the most of the stunning views, offering perfect spots for outdoor dining or relaxing. The garden also features well-maintained lawn areas and mature borders, adding colour and privacy, creating a tranquil retreat for enjoying the natural surroundings.

### Garage & Driveway

A sweeping driveway leads to the corner of a private cul-de-sac, offering a sense of exclusivity and privacy. The driveway provides access to a detached double garage, which is equipped with light and electricity, perfect for storage or as a workshop. Ample off-road parking is available, ensuring plenty of space for vehicles, making this property both practical and convenient.



- Surrounding Gardens
- Detached Double Garage With Electric
- High End Kitchen & Bathrooms

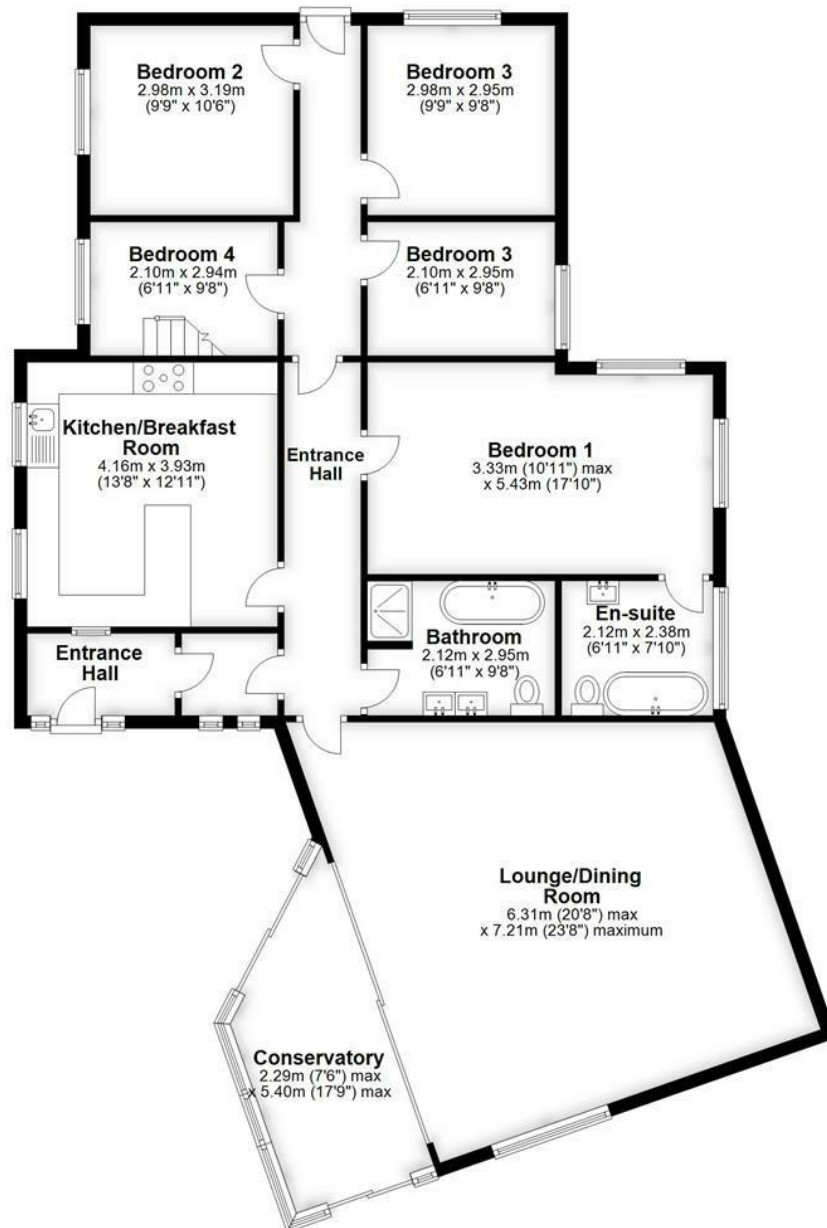






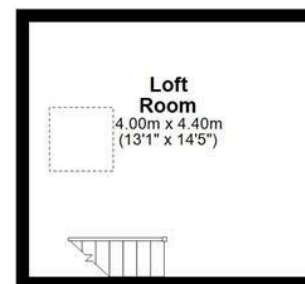
### Ground Floor

Approx. 148.2 sq. metres (1595.5 sq. feet)



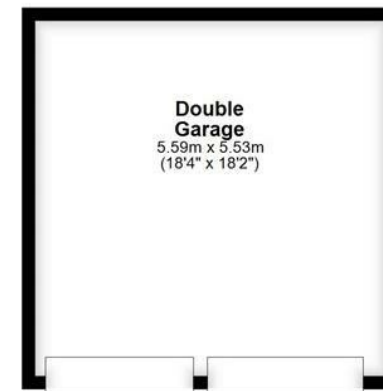
### First Floor

Approx. 17.6 sq. metres (189.4 sq. feet)



### Garage

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 196.7 sq. metres (2117.1 sq. feet)

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