



3 LILLYS ORCHARD SLADE ROAD,
PORTISHEAD, BS20 6BB

GOODMAN
& LILLEY







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PORTISHEAD BS20 6BB

GUIDE PRICE
£750,000

An exceptional four-bedroom detached family home, built just three years ago within an exclusive development of only five high-quality detached houses.

This modern residence perfectly blends traditional charm with contemporary design, making it an ideal choice for families seeking a comfortable and stylish living space. One of the standout features of this property is its enviable location. Situated within walking distance of the traditional High Street, residents can easily access a range of local amenities, including shops, cafes, schools, and recreational facilities.

As you enter the property, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. This inviting space opens into the main hall, providing access to the living areas. The thoughtful layout has been designed to enhance both functionality and flow, ensuring that every corner of the home is utilised to its fullest potential. The living room is a true highlight of the home, characterised by its abundance of natural light. Floor-to-ceiling windows and patio doors create an airy ambiance, seamlessly connecting the indoor and outdoor spaces. The quality oak flooring adds a touch of warmth and sophistication, making this room perfect for both relaxation and entertaining. Whether it's a cosy family night in or hosting friends, this space caters to all occasions.

Adjacent to the living room is the contemporary kitchen and dining area, designed for modern living. The sleek high-gloss wall, base, and drawer units provide ample storage, while the stunning quartz worktops offer both durability and style. Equipped with top-of-the-line appliances, including two electric fan-assisted ovens, a dishwasher, a wine cooler, and a 5-ring halogen hob, this kitchen is a chef's dream. The white porcelain tiles complete the modern aesthetic and enhance the overall brightness of the space. Sliding patio doors lead from the kitchen to the rear garden, making it easy to transition from indoor cooking to outdoor dining. This design is perfect for families who enjoy entertaining or simply wish to bask in the beauty of their outdoor surroundings. Conveniently located adjacent to the kitchen is the utility room, offering additional space for laundry and storage. This practical feature ensures that household chores are kept out of sight, maintaining the home's tidy appearance. The cloakroom, accessed from the utility room adds an extra layer of convenience for guests and family members alike.

As you ascend to the first floor, you will find four generously sized double bedrooms, each designed with comfort in mind. The master bedroom is a private sanctuary, complete with an en-suite bathroom that offers a touch of luxury. This well-appointed space allows for relaxation and rejuvenation after a long day. The remaining bedrooms are also spacious, providing flexibility for family living, whether used as children's rooms, guest rooms, or home offices. The family bathroom is a stylish retreat, fitted with high-quality Villeroy &

Boch fixtures. This elegant space is designed for both functionality and relaxation, ensuring that family members have a comfortable place to unwind. The rear garden enjoys a westerly orientation that bathes the space in sunlight throughout the day. Laid to lawn and offering a good-sized area for children to play or for hosting summer gatherings, this private outdoor space is perfect for family life. The patio extends across the rear elevation, providing an ideal spot for alfresco dining or simply enjoying the peaceful surroundings. This property boasts three parking spaces, a rare find in residential developments. Additionally, planning permission has been granted for a garage with additional living accommodation. Planning Reference: 25/P/0136/MMA

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. 'Lilys Orchard' is warmly welcomed to the market with newly built properties in this convenient location, rarely available.

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
Council Tax Band: E
Services: All Mains Services Connected
Local Authority: North Somerset Council Tel: 01934 888888



- Modern Detached Family Home
 - Highly Popular & Convenient Location
 - West Facing Garden
 - Planning Granted for Garage, Extended Kitchen & Playroom 25/P/0136/MMA
- Four Double Bedrooms
 - Remainder Of 10 Year Builders Warranty
 - Solar Panel Heating
- Small Exclusive Development
 - Quality Fixtures & Fittings
 - En-Suite To Master



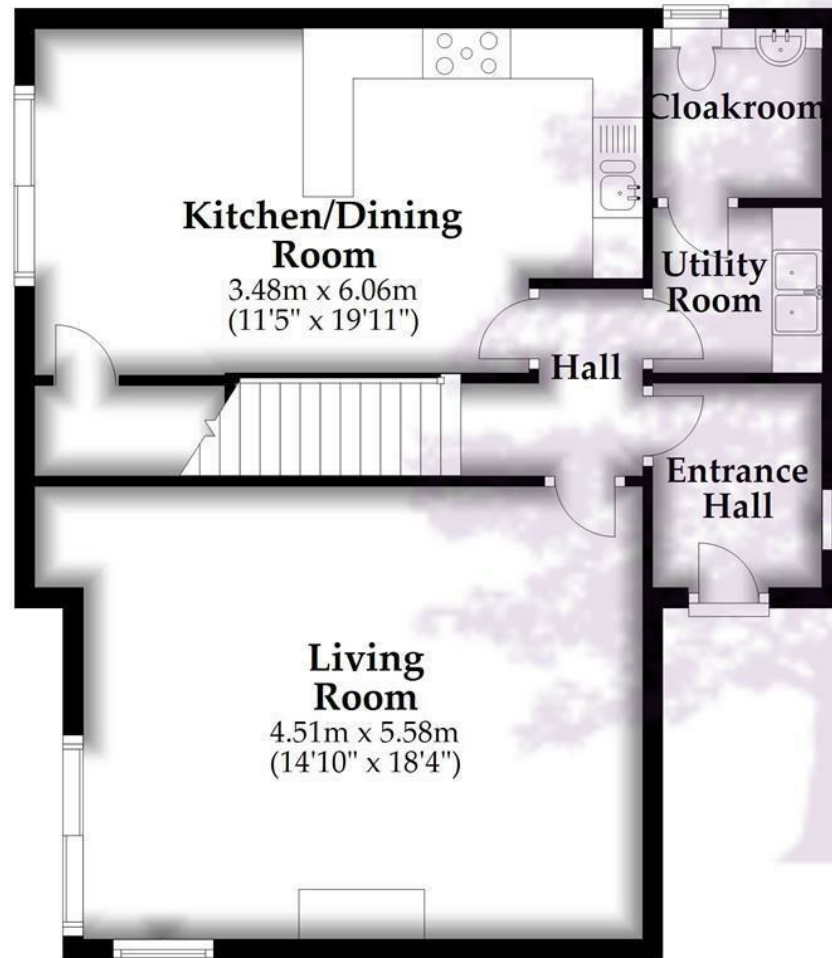


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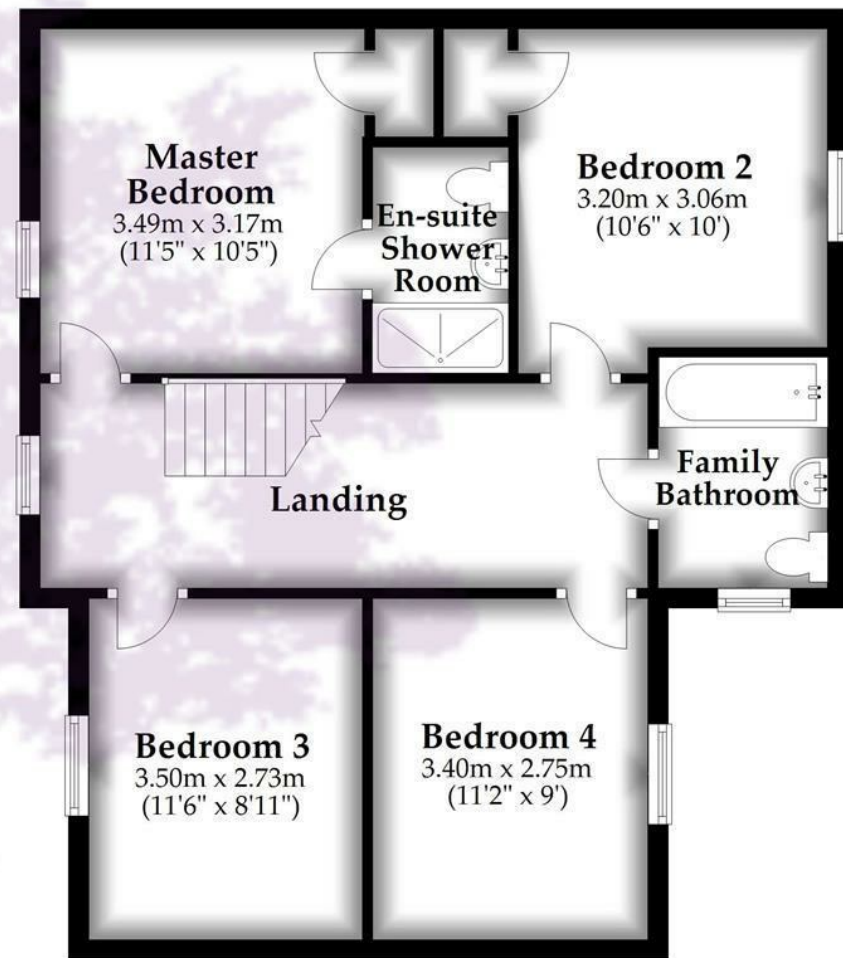
Ground Floor

Approx. 62.6 sq. metres (673.6 sq. feet)



First Floor

Approx. 62.4 sq. metres (671.7 sq. feet)



Total area: approx. 125.0 sq. metres (1345.3 sq. feet)

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