



92 BRAMPTON WAY,
PORTISHEAD, BS20 6YT

GOODMAN
& LILLEY



NESTLED IN THE HIGHLY SOUGHT-AFTER AREA OF BRAMPTON WAY, THIS WELL-APPOINTED FOUR-BEDROOM DETACHED FAMILY HOME OFFERS AN IDEAL BLEND OF SPACE, COMFORT, AND CONVENIENCE.

Set within a quiet, residential neighbourhood, the property offers bright and airy accommodation that has been thoughtfully arranged over two floors. Upon entering, you are greeted by a welcoming entrance porch, which leads into a spacious living room that offers a cosy atmosphere for relaxing and entertaining. The adjoining dining room provides an excellent space for family meals or dinner parties, while the kitchen is well-equipped with all the necessary amenities for everyday living. A conveniently located cloakroom is also found on the ground floor, adding further practicality. To the rear of the property, you'll find a stunning full-width conservatory, offering an abundance of natural light and a perfect spot to unwind while overlooking the garden.

The first floor accommodates four generously sized bedrooms, each offering ample space for comfortable living. The master bedroom is particularly impressive, benefiting from an en-suite shower room, providing a private retreat for the homeowners. The remaining three bedrooms are well-proportioned, with easy access to the family bathroom, which is well-maintained and serves the other bedrooms. Additionally, paddle stairs lead to an attic room, a versatile space that can be used as a study, home office, or even an occasional guest bedroom, offering further flexibility to suit your needs.

Externally, the property is complemented by a large driveway, offering off-road parking for multiple vehicles, along with access to an integral garage that provides additional storage or parking space. To the rear of the property, the enclosed garden is a true highlight, providing a private and peaceful outdoor sanctuary.

The garden is predominantly laid to lawn, offering a spacious area for children to play or for gardening enthusiasts to enjoy. A paved patio seating area is perfect for al fresco dining or entertaining guests, creating an inviting atmosphere for family and friends to gather. At the far end of the garden, a gate opens onto a further lawned area, with steps leading down to the serene and peaceful green space, where you can enjoy a tranquil waterside outlook.

The property is conveniently located with excellent access to the M5 motorway, ensuring easy travel to nearby towns and cities. Local amenities, including St Peter's Primary School, a nearby play park, cafes, and supermarkets, are all just a short distance away, making this location even more attractive for families. With its spacious accommodation, desirable location, and excellent local amenities, this home is expected to generate strong interest from potential buyers.

Don't miss out on the opportunity to make this exceptional home your own. Contact Goodman & Lilley today at 01275 430440 to speak with one of our property professionals and arrange your private viewing. We look forward to helping you find your perfect home.

- Detached Family Home
- Master En-Suite Shower Room
- Full Width Conservatory
- Garage & Driveway
- Backs On To The Reen

- Four Bedrooms
- Two Reception Rooms
- Attic Room
- Level Approach To High Street
- Viewing Highly Advised

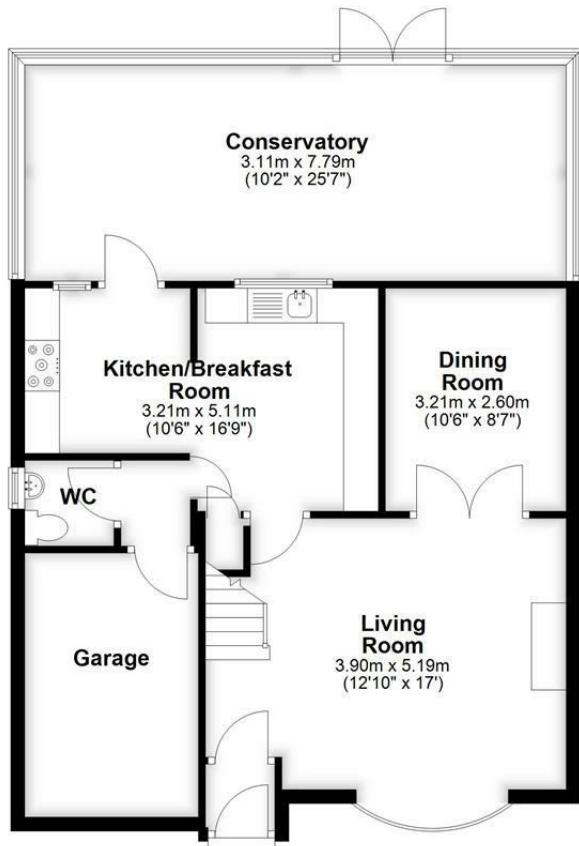


GUIDE PRICE £525,000



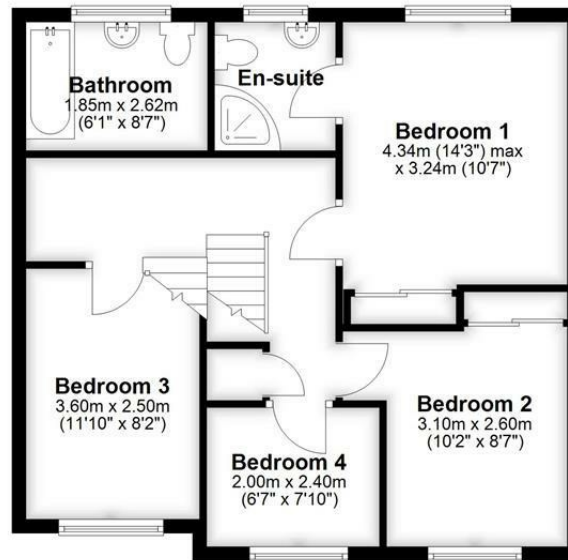
Ground Floor

Approx. 82.9 sq. metres (892.3 sq. feet)



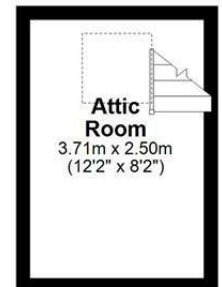
First Floor

Approx. 57.6 sq. metres (619.5 sq. feet)



Second Floor

Approx. 9.3 sq. metres (99.8 sq. feet)



Total area: approx. 149.7 sq. metres (1611.5 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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