



24 CAMOMILE WALK,
PORTISHEAD, BS20 7JP

GOODMAN
& LILLEY







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GUIDE PRICE

£695,000

An opportunity to acquire an impeccably presented five double-bedroom detached family home, situated in a quiet, tucked-away position, offering a perfect blend of privacy and convenience.

Upon entering the property, you are welcomed by a spacious entrance hall featuring a turned staircase that rises to the first-floor landing. The entrance hall also includes a cloakroom and doors leading to the principal rooms of the house. To the front elevation, you will find a comfortable study, ideal for working from home or as a quiet retreat. The living room, located at the rear of the property, boasts large windows and doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. This generous space offers ample room for relaxation and entertaining.

The heart of the home lies in the kitchen/dining room, which has been thoughtfully opened up to create a spacious and family-oriented area. The kitchen is fitted with sleek white modern wall and base units, complemented by grey composite stone worksurfaces that provide a modern and stylish finish. A matching breakfast island unit offers additional counter space and a perfect spot for informal dining. Built-in appliances includes Integrated Neff appliances including a wine fridge, Elica extractor hood and Quooker hot tap ensuring a high level of functionality for modern family living. Bi-folding doors open up to the rear garden, flooding the room with natural light and offering easy access to outdoor space. The dining area, open to the kitchen, provides ample space for a large dining table and chairs, making it ideal for family meals and gatherings.

The first floor of this stunning family home features three spacious double bedrooms, providing ample room for relaxation and storage. The master bedroom is particularly impressive, benefiting from a newly re-fitted en-suite, offering a modern and luxurious space to unwind. The family bathroom on this floor is beautifully appointed, featuring a freestanding bath and a floating vanity wash hand basin, creating a chic and contemporary feel. Additionally, a dressing room offers convenient storage, and stairs rise to the second floor landing.

The second floor of this remarkable home features two double bedrooms, cleverly built into the attic space. The design is both practical and stylish, with clean ceiling lines and excellent headspace, ensuring that both rooms are bright, airy, and comfortable. These versatile rooms are perfect for a range of uses, whether as additional bedrooms, a home office, or a playroom. A beautifully appointed four-piece bathroom serves the two bedrooms on this level, offering modern fixtures and finishes. The bathroom is well-equipped with a separate shower cubicle, bath, a wash hand basin, and a WC, providing ample space for a relaxing and functional family bathroom.

Outside

The rear garden of this exceptional family home enjoys a favoured southerly orientation, ensuring it benefits from sunshine throughout much of the day. The garden is primarily laid to lawn, providing a spacious and level area for children to play or for outdoor activities. Along the rear and to the side of the garden, you will find new raised decking,

perfect for enjoying meals or relaxing outdoors in the warmer months. At the foot of the garden, there is another patio area with ample space for garden furniture or, as the current owners have, a hot tub—creating an ideal space for both entertaining and unwinding. The garden also features deep-planted borders along one side, adding a touch of greenery and privacy. Additionally, there is convenient access to the garage, offering practical storage space and easy entry to the property. This beautifully designed garden provides a peaceful, private outdoor retreat, making it an excellent space for family enjoyment and alfresco living.

Double Garage & Driveway

The double garage is conveniently located to the side of the property, offering parking space for two to three vehicles. The garage is accessed via twin electric roller doors, providing ease of entry and exit. Inside, the garage is equipped with light and power, ensuring it's a functional space for secure parking. There is also a storage cupboard, providing further space for tools or household items, and an alarm system for added security. For convenience, a pedestrian door leads directly to the garden, offering easy access to the outdoor space without needing to go through the house.



- Detached Family Home
- Approaching 2000 SQ FT
- Quiet Tucked Away Position
- Five Double Bedrooms
- Double Garage & Driveway
- Southerly Facing Rear Garden
- Three Reception Rooms
- Impeccably Presented Throughout
- Stunning Open-Plan Kitchen/Dining Room



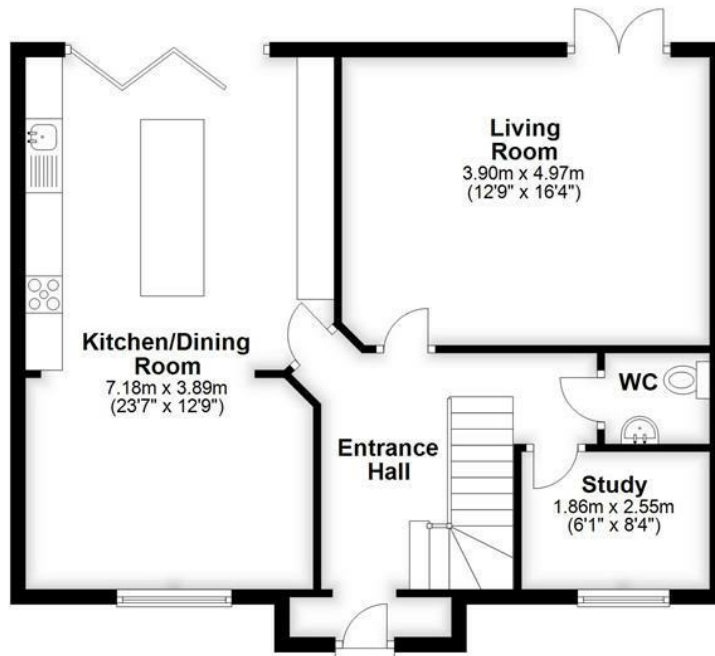


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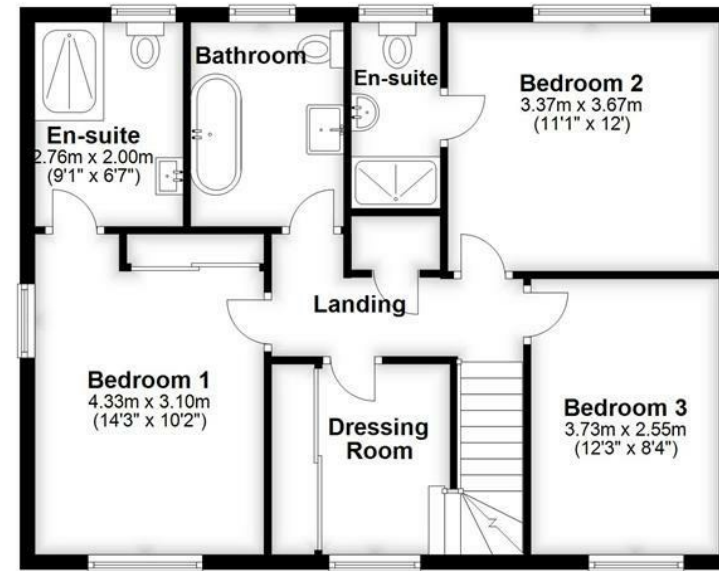
Ground Floor

Approx. 68.0 sq. metres (731.4 sq. feet)



First Floor

Approx. 66.5 sq. metres (716.2 sq. feet)



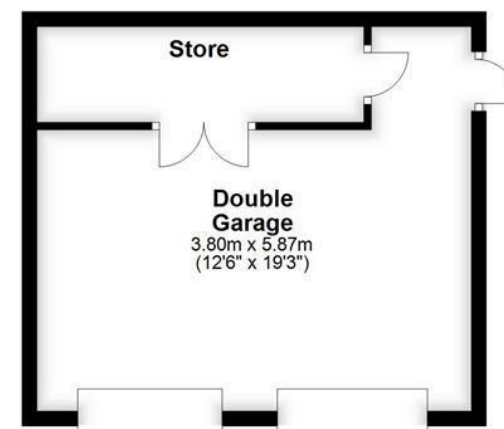
Second Floor

Approx. 43.1 sq. metres (463.4 sq. feet)



Third Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 177.5 sq. metres (1911.1 sq. feet)

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