



87 BRAMPTON WAY,
PORTISHEAD, BS20 6YT

**GOODMAN
& LILLEY**



NESTLED IN THE HIGHLY SOUGHT-AFTER AREA OF BRAMPTON WAY, THIS WELL-APPOINTED THREE-BEDROOM DETACHED FAMILY HOME OFFERING FURTHER POTENTIAL.

As you approach the property, a neat block-paved driveway provides off-road parking for multiple vehicles. The original garage has been partially converted to create a practical store room and a utility room—ideal for modern family living. Should a garage be required, this space could be easily reinstated. Step into the home via the enclosed porch, which leads into a welcoming living room with a charming feature bay window and stairs rising to the first floor. This comfortable space flows into the open-plan dining room, positioned at the rear of the home and filled with natural light. The dining area is adjacent to the kitchen, creating a layout that many buyers choose to knock through into a large kitchen/dining/family room, offering an open-plan space ideal for modern lifestyles. From the dining room, double doors open into a conservatory, providing access and views out to the rear garden. The kitchen is fitted with a range of wall, base, and drawer units with work surfaces, and includes a rear-facing window overlooking the garden, plus a side door leading out to the driveway. A useful cloakroom and access to the utility complete the ground floor layout.

The first floor offers three well-proportioned bedrooms, comprising two doubles and a generous single. A modern shower room serves all bedrooms and completes the upstairs accommodation.

To the rear, the property enjoys a private and established garden, with a paved patio extending across the back of the house—ideal for outdoor dining and entertaining. The garden is predominantly laid to lawn, bordered by a variety of ornamental trees and flowering shrubs, offering a tranquil and green outlook. The front

garden is low-maintenance and complements the overall kerb appeal of the home.

Location

Brampton Way is a well-regarded, residential street just moments from the heart of town. The location boasts a level walk to a wide range of local amenities, including supermarkets, independent shops, cafés, doctors' surgery, and excellent schools. With public transport, green spaces, and major road links all nearby, this home is ideally placed for both convenience and community.

Additional Information

Tenure: Freehold

Services: Mains gas, electricity, water, and drainage

Council Tax Band: D

Local Authority: North Somerset Council

EPC Rating:

- Detached three-bedroom family home
- Approximately 1189 SQ.FT
- Potential to extend or reconfigure (STPP)
- Walking distance to High Street
- Well-proportioned rear garden with patio and lawn
- Three Bedrooms
- Highly sought-after, central location
- Two reception rooms & conservatory
- Driveway & storage room

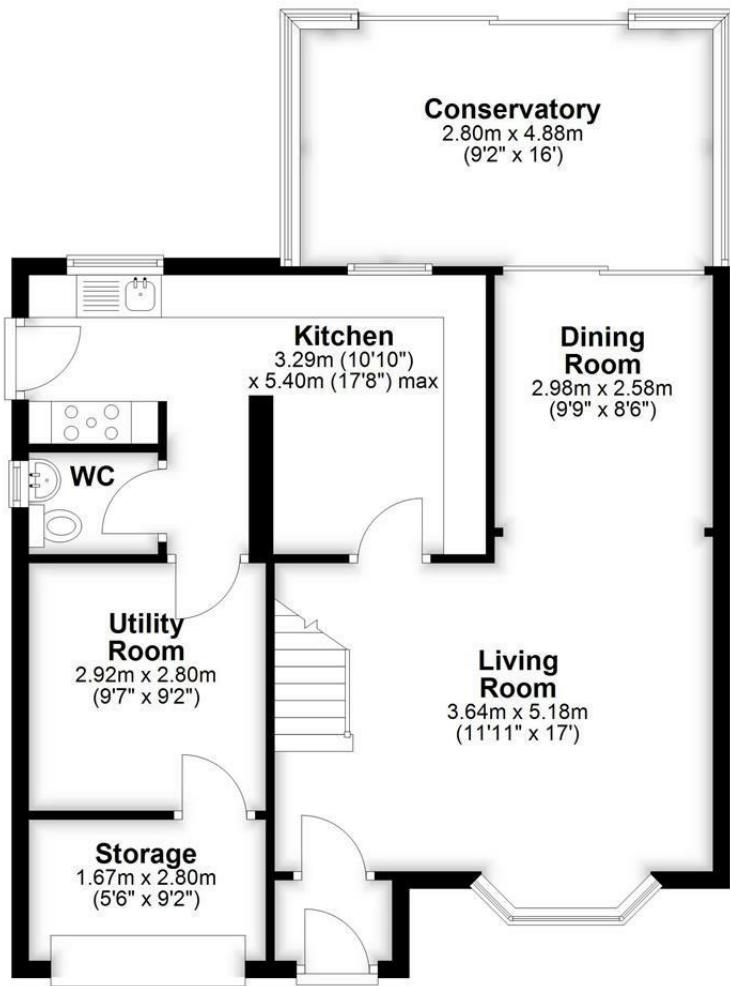


GUIDE PRICE £450,000



Ground Floor

Approx. 75.7 sq. metres (814.4 sq. feet)



Total area: approx. 112.0 sq. metres (1206.0 sq. feet)

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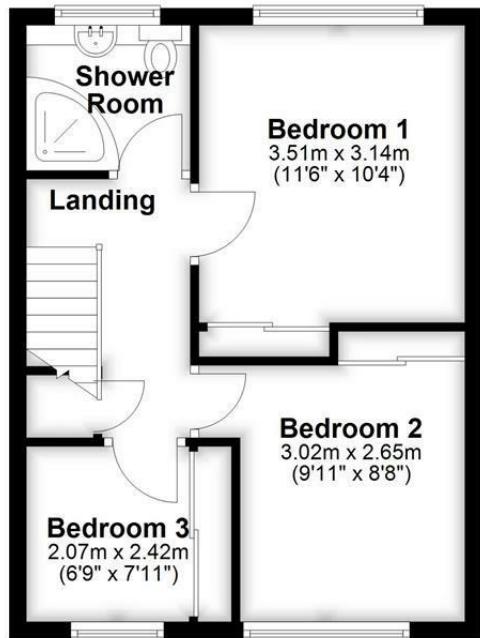
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First Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



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