



7 SANDERLING PLACE,
PORTISHEAD, BS20 7NW

GOODMAN
& LILLEY



TUCKED AWAY ON A QUIET SIDE ROAD WITHIN THE EVER-POPULAR VILLAGE QUARTER DEVELOPMENT, THIS FOUR-BEDROOM DETACHED FAMILY HOME COMBINES GENEROUS LIVING SPACE WITH AN UNBEATABLE LOCATION — ALL WITHIN EASY WALKING DISTANCE OF TRINITY PRIMARY SCHOOL, PARISH WHARF LEISURE CENTRE, PORTISHEAD HIGH STREET, AND THE VIBRANT MARINA.

The popular design offers bright, well-proportioned accommodation arranged over two floors. The welcoming entrance hall leads to a convenient cloakroom, a spacious living room, and an open-plan kitchen/dining room — the perfect hub for family life and entertaining. A utility room provides additional practicality and access to the garden.

Upstairs, there are four bedrooms, including a master suite with en-suite shower room, along with a modern family bathroom. Each room is light, airy, and thoughtfully laid out to create a comfortable home environment ideal for growing families.

Outside, the property enjoys a sunny rear garden mainly laid to lawn with both a patio and a timber decked area, offering plenty of space for relaxing or entertaining outdoors. A driveway provides off-road parking for two vehicles and leads to a single garage.

Location

Perfectly positioned, the home is just moments from the Nature Reserve and the wide variety of shops, caf  s, restaurants, and boutiques along Portishead’s bustling High Street. The nearby Marina provides a vibrant hub of activity with water-based pursuits, including sailing, kayaking, and paddleboarding, as well as leisure facilities such as the open-air lido, parks, and the Sailing Club. With an abundance of scenic walks, cycle routes, and recreational spaces, the area offers an ideal balance of relaxation and active living, making it one of North Somerset’s most desirable coastal communities.

For commuters and those looking to access the wider region,

excellent transport links are close at hand. The M5 (J19) is approximately 3 miles away, with the M4 (J20) 11 miles, Bristol Temple Meads 10.5 miles, Bristol Parkway 14 miles, and Bristol Airport just 12 miles (distances approximate). Significantly, the long-awaited Portishead railway line is set to reopen, providing a direct and convenient connection to Bristol city centre in under 30 minutes — an exciting development that will enhance connectivity for commuters and increase the town’s appeal.

Services

Tenure: Freehold (to be confirmed via solicitors)

Council Tax Band: E (Annual Charge (2024/25): Approximately   2,322 (Buyers are advised to verify the exact figure via the local authority)

Local Authority: North Somerset Council

Services: Mains Gas, Mains Electricity, Mains Water, Mains Drainage

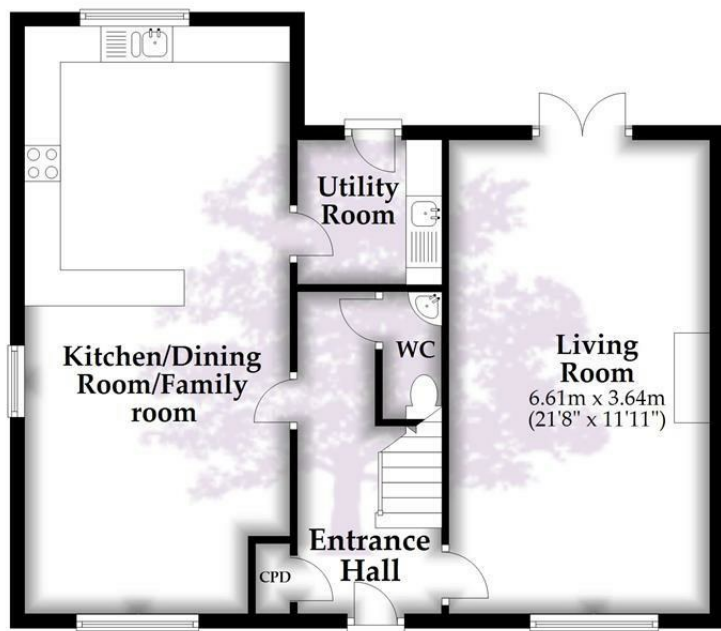
Broadband & Phone: Superfast broadband & telephone services are available in the area (subject to provider availability)

- Detached Family Home
 - Approximately 1444 SQ FT
 - Popular Village Quarter Development
 - Close To Amenities & Schools
- 4 Bedrooms (En-Suite To Master)
 - Garage & Driveway
 - No Onward Chain
 - Viewing Highly Advised

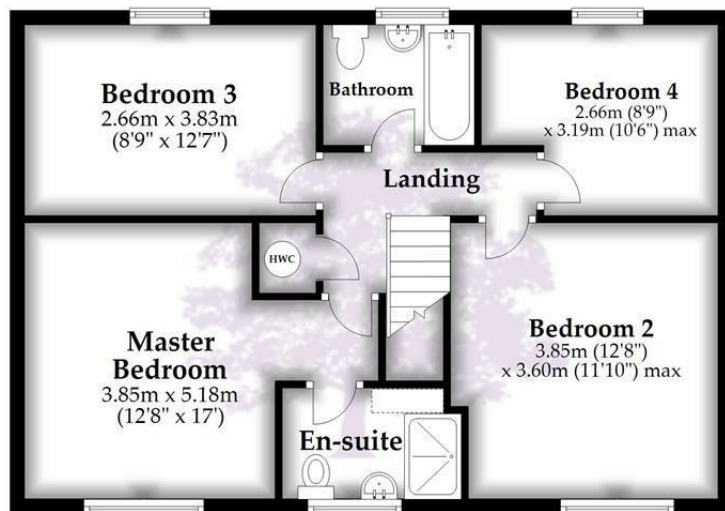


GUIDE PRICE   550,000

Ground Floor



First Floor



Total area: approx. 134.2 sq. metres (1444.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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