



59 GREENFIELD PARK,
PORTISHEAD, BS20 6RG

**GOODMAN
& LILLEY**



A THREE BEDROOM END-TERRACE FAMILY HOME OFFERING A CONVENIENT LOCATION WITH LOCAL SCHOOLS AND AMENITIES IN CLOSE PROXIMITY.

This well-presented family home offers bright, well-proportioned accommodation arranged over two floors, ideal for modern family living.

Upon entering the property, you are welcomed into a small porch which opens into a bright and inviting entrance hall, providing access to the main living accommodation. To the right lies a light and airy living room, featuring a large window to the front and a well-proportioned dining area to the rear. The dining area flows seamlessly into the spacious conservatory, which can also be accessed from the kitchen and offers direct access to the rear garden. Straight ahead from the entrance hall is the well-appointed kitchen, fitted with a range of wooden wall and base units to either side, providing ample storage and generous worktop space.

Stairs rise from the hallway to the first-floor landing, giving access to the bedrooms and family bathroom. Directly ahead is the bathroom, fitted with a white suite comprising a bath, wash basin and WC. To the right of the landing are three bedrooms, beginning with bedroom two, which enjoys views over the rear garden. This is followed first by the spacious and bright master bedroom and then the third bedroom, which could also lend itself well to use as a home office. Both the master and third bedroom overlook the front of the property.

This property would make an ideal purchase for a small family, investment buyers or those looking to downsize.

Garden

The rear garden is accessed via the conservatory and features a patio area immediately adjoining the property, with a lawn beyond. The space is well suited for indoor-outdoor living, al fresco dining and family use, and further benefits from both side and rear gated access.

Garage & Parking

The property benefits from a half concrete, half gravel driveway to the front, providing off-road parking for at least two cars, along with a garage accessed from the rear.

Location

Situated within a peaceful cul-de-sac in the desirable Greenfield Park area of Portishead, this three-bedroom end-terrace home is conveniently located close to Gordano School and Portishead town centre, and offers excellent access to local amenities, shops, schools and transport links.

Agent Notes

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: C

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

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- End of Terrace Home
 - Large Conservatory
 - Enclosed Rear Garden
 - No Onward Chain
 - Three Bedrooms
 - Well-Proportioned Living Areas
 - Garage & Off Road Parking
 - Close to Local Schools

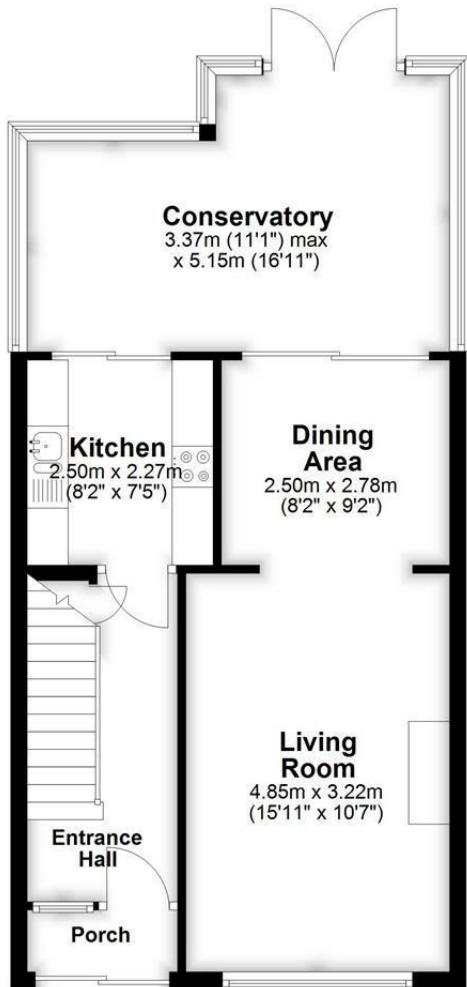


GUIDE PRICE £350,000



Ground Floor

Approx. 54.4 sq. metres (585.2 sq. feet)

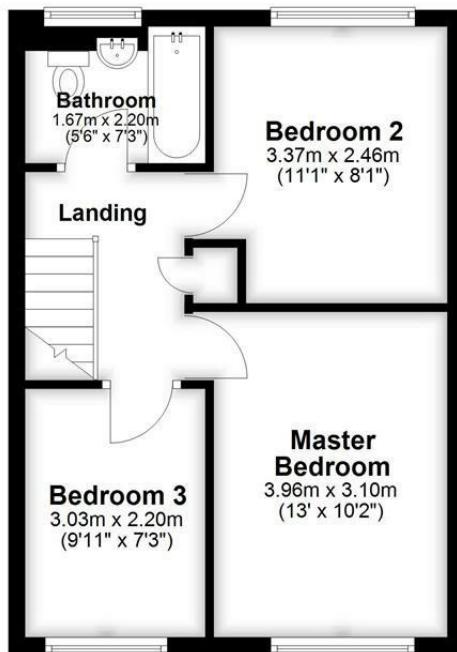


Conservatory

3.37m (11'1") max
x 5.15m (16'11")

First Floor

Approx. 38.3 sq. metres (412.2 sq. feet)



Bathroom

1.67m x 2.20m
(5'6" x 7'3")

Bedroom 2

3.37m x 2.46m
(11'1" x 8'1")

Landing

Bedroom 3

3.03m x 2.20m
(9'11" x 7'3")

Master Bedroom

3.96m x 3.10m
(13' x 10'2")

Total area: approx. 92.7 sq. metres (997.3 sq. feet)

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The Property Observatory

WWW.GOODMANLILLEY.CO.UK

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