



55 DRAKES WAY,  
PORTISHEAD, BS20 6LD

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**GOODMAN  
& LILLEY**













# 55 DRAKES WAY

## PORTISHEAD BS20 6LD

# GUIDE PRICE

## £850,000

An opportunity to acquire a substantial, detached family home offering in excess of 2,500 sq. ft. of versatile living accommodation arranged over three floors. Located within an elevated cul-de-sac position with south facing gardens and glorious panoramic views of the Bristol Channel and towards the Welsh coastline and Severn bridges.

On entering the property you're greeted with a spacious reception hall, light and airy in its appearance with stairs ascending up to the upper floors and doors to the generous integral double garage, laundry/boiler room and fifth bedroom or home office, ideal for those working from home, alternatively this space could easily be reconfigured to provide an independent living space for a dependent relative, or an extra income via Air bnb.

The 'hub of the home' is on the top floor with the utility room, spacious kitchen/dining room and living room all seamlessly interconnecting together offering the ideal family interaction space which is very current with today's trends. Designed to maximise space and light, with the living room taking full advantage of the striking views over the Bristol Channel. Four double bedrooms, all with fitted wardrobes with both the master and second bedroom benefiting from direct access to the garden and refitted en-suites, a family bathroom completes this first floor and the comprehensive internal accommodation of this coastal home. Externally, the property is blessed with a secluded south facing rear garden which backs onto playing fields and is laid to level lawn with mature planted borders and a number of seating areas to sit back, relax or entertain in.

### Accommodation Comprising:-

#### Entrance Hall

Secure glazed front door opening into the entrance hall, radiator, doors to bedroom five, laundry/boiler room and rear lobby, oak handrail and glazed balustrade stairs rising to first floor landing with under stairs recess space.

#### Lobby

Secure glazed obscure door and window combination with steps leading up to the rear garden, quarry tiled flooring, steps lead down to the integral double garage.

#### Bedroom Five/Family Room/Office

A versatile room offering a variety of usages with two double glazed windows to front aspect, radiator, TV point.

#### Boot Room/Boiler Room

A useful drying room with a wall mounted gas fired boiler serving the domestic hot water and central heating system, hot water cylinder.

#### Garden Floor Landing

Double glazed window to front aspect, radiator, oak handrail and glazed inset stairs rising to second floor landing, doors opening to two bedrooms and the hallway.

#### Master Bedroom

A well-proportioned principle bedroom with double glazed window to front affording views over the Estuary, secure uPVC French doors

leading out to the south facing rear garden, two built in double wardrobes, two radiators, TV & telephone points, door to:

#### En-Suite Bathroom

Fitted with a three piece white suite comprising; low-level WC with concealed cistern, deep panelled bath, vanity wall mounted wash hand basin with cupboard under and chrome mixer tap, fully tiled, chrome heated towel rail, ceramic tiled flooring, uPVC obscure double glazed window to the rear aspect.

#### Bedroom Two

Enjoying a delightful sunny aspect with secure uPVC double glazed French doors leading to the garden, two built-in wardrobes, tv point, radiator, door to:

#### En-Suite Shower Room

Fitted with three piece contemporary white comprising; shower enclosure with mains shower and glazed splash screen, wall mounted wash hand basin, low-level WC, fully tiled, chrome heated towel rail, extractor fan.

#### Hallway

Feature full-height double glazed window to front aspect, airing cupboard with shelving, radiator, access to roof space via loft hatch, doors to two bedrooms and the family bathroom.

#### Bedroom Three

uPVC double glazed window to front aspect affording views of the Bristol channel and lake ground, two built-in storage cupboards, tv point, radiators.

#### Bedroom Four

uPVC double glazed window to side aspect, two built-in storage cupboards, radiator, TV point.

#### Family Bathroom

Fitted with three piece suite comprising; low-level WC, deep panelled bath with mixer tap with hand shower attachment, pedestal wash hand basin, full height tiling to all walls, obscure double glazed window, radiator.

#### Second Floor Landing

French doors to the living room, kitchen and the cloakroom.

#### Kitchen/Breakfast/Dining Room

A wonderful open-planned Kitchen/breakfast/dining room beautifully fitted with a comprehensive range of modern wall, base and drawers with worktop space over which incorporates a breakfast bar peninsula, inset composite sink with mixer tap, integrated dishwasher, fitted electric fan assisted oven, ceramic hob with canopy style extractor hood over, uPVC double glazed windows to rear overlooking the rear gardens, radiator, recessed ceiling spotlights, ceramic tiled floor, archway to the utility room, French door opening to the Living Room.

#### Utility Room

Fitted with a matching range base and eye level units with work surfaces over, fridge freezer, integrated washing machine, recessed ceiling spotlights, tiled flooring, loft hatch, double glazed windows to rear and side aspects.

#### Living Room

A truly wonderful reception room, light and airy in its appearance with two sets of French doors opening to glazed Juliet balconies enjoying stunning panoramic views over the Bristol Channel towards the Welsh coastline, inset gas living flame fireplace, vertical radiators, TV point, French door opening to the Kitchen/Dining Room.

#### Outside

The enclosed rear garden enjoys a favoured southerly facing garden offering a high degree of privacy and of a generous proportion which has been beautifully landscaped. The garden is laid predominantly to a level lawn with timber decking that resides across the entirety of the rear elevation of the home providing the perfect place to dine al fresco during the summer months. Mature borders flank the garden which features an array of deep planted flowering shrubs and ornamental trees adding a burst of colour. Another decked seating area is perfectly positioned to provide another area for entertainment and late evening sun. To the side of the property, steps lead down to the frontage with use of undercover storage space.

#### Double Garage & Driveway

Expansive driveway provides off-street parking for several vehicles leading to the Integral double garage with two remote controlled up and over doors, power and light connected, water tap, uPVC obscure double glazed window to side.



- Detached Coastal Family Home
- In Excess of 2,500 Sq Ft
- Versatile Living Accommodation
- Four/Five Double Bedrooms
- Private South Facing Gardens
- Quiet Cul-De-Sac Location
- En-Suites To Bedrooms One & Two
- Integral Double Garage & Driveway
- Estuary & Welsh Coastline Views

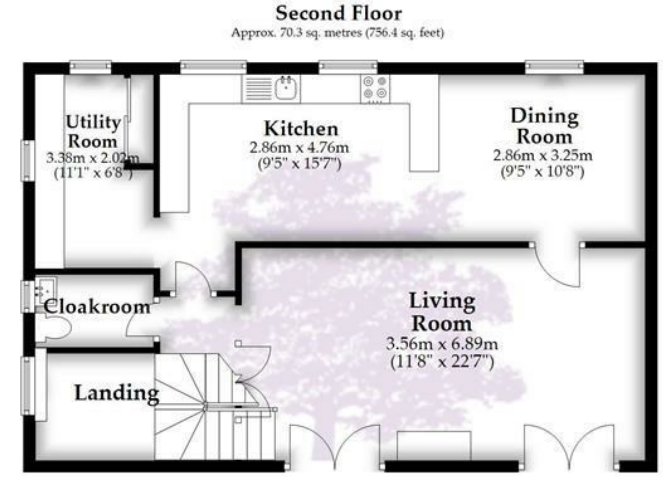
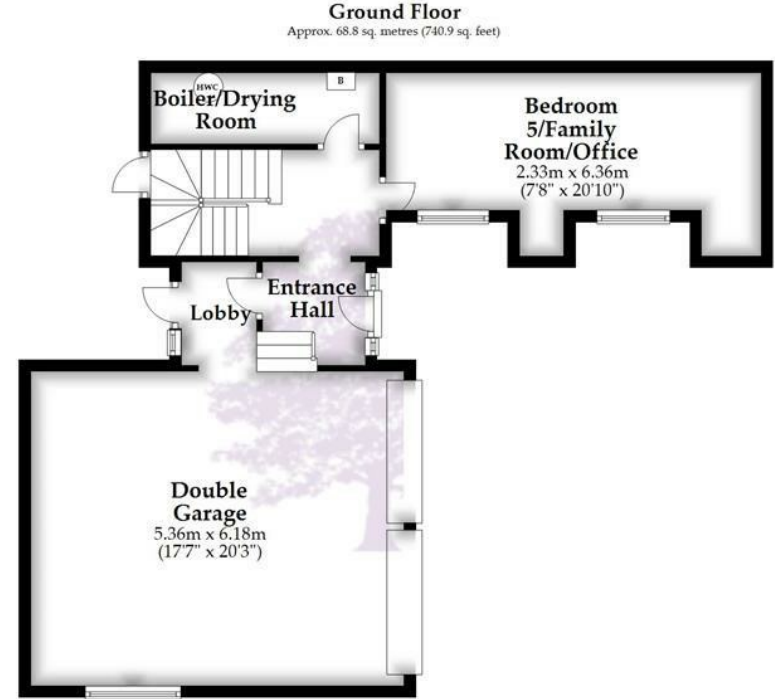






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Total area: approx. 242.6 sq. metres (2611.3 sq. feet)

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.

## HENLEAZE

156 Henleaze Road  
Henleaze BS9 4NB  
henleaze@goodmanlilley.co.uk

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
sales@goodmanlilley.co.uk

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
shire@goodmanlilley.co.uk

0117 213 0333

## LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
LNH@goodmanlilley.co.uk

0117 213 0151



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