



5 JACOBS MEADOW,
PORTISHEAD, BS20 7LN

GOODMAN
& LILLEY







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PORTISHEAD BS20 7LN

GUIDE PRICE
£485,000

This stunning three-bedroom link-detached home offers a modern living experience with a range of attractive features. The property is ultra-modern throughout, with an open-plan kitchen diner that serves as the heart of the home, perfect for entertaining or family meals. The extended living space enhances the feel of the home, providing additional room for relaxation or work.

The property is ultra-modern throughout, with an open-plan kitchen diner that serves as the heart of the home, perfect for entertaining or family meals. The extended living space enhances the feel of the home, providing additional room for relaxation or work. The south-facing rear garden is beautifully landscaped, ideal for enjoying sunny days and outdoor activities. The home also includes a garage with driveway parking, offering convenient storage and space for vehicles.

Located in a highly desirable area, this property is close to local primary and secondary schools, making it perfect for families. Additionally, it is within easy reach of the marina and high street, offering great access to amenities, shopping, and leisure activities. This is a perfect blend of modern living and convenient location.

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

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

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

Accommodation Comprising;

Entrance Hall

Upon entering, you are greeted by a bright and spacious entrance hall, featuring stunning herringbone flooring that adds both elegance and warmth to the space. The doors, crafted from white oak, open onto the living room, WC, and kitchen diner. A staircase rises to the first floor, leading to additional rooms and living spaces.

Cloakroom

A sleek and modern WC featuring a stylish sink with clean lines and a contemporary finish. A window to the side aspect allows for natural light and ventilation, enhancing the space's practicality and appeal. Perfectly designed to complement the overall modern aesthetic of the property.

Living Room

A bright and inviting living room showcasing a large bay-fronted window that floods the space with natural light. The modern media wall serves as the focal point, elegantly designed to house a wall-mounted TV and accented by decorative shelving with integrated lighting and feature fireplace. This stylish and functional setup adds a contemporary touch, perfect for both relaxing evenings and entertaining guests.

Kitchen/Diner

A stunning kitchen diner boasting an exceptional blend of style and functionality. Featuring sleek modern wall and base units paired with luxurious quartz worktops, this space includes a central island with seating, perfect for casual dining or entertaining. High-end integrated appliances, including a fridge freezer, dishwasher, and electric oven with hob and extractor, offer seamless convenience. A window overlooking the garden fills the room with natural light, while double doors open into the sitting room for an effortless flow. The kitchen also benefits from under-counter lighting, adding a warm ambience, and herringbone flooring that extends beautifully from the entrance hall, tying the spaces together. A door leads to a utility room, adding practicality to this stunning and versatile space.

Utility Room

A modern utility room designed for practicality and style, featuring matching units and quartz worktops that seamlessly complement the kitchen. With dedicated space for a washing machine and tumble dryer, this room ensures everyday convenience. A wall-mounted boiler is neatly tucked away, while a glazed door to the side of the property provides easy access to both the front and rear, adding to the functionality of this well-thought-out space.

First Floor Landing

A bright and airy landing with a window to the side aspect, allowing natural light to fill the space. Doors provide access to all bedrooms, the family bathroom, and a convenient airing cupboard. A hatch to the loft offers additional storage potential, enhancing the functionality of this central area.

Bedroom One

A spacious master bedroom featuring a large window to the front aspect, allowing for plenty of natural light. The room includes stylish built-in wardrobes, offering ample storage space, and benefits from a private en-suite, enhancing comfort and convenience.

En-suite Shower Room

A stylish and modern en-suite featuring a three-piece suite comprising a corner shower, low-level WC, and a pedestal sink. A window to the front aspect provides natural light and ventilation, while a heated towel rail adds a touch of luxury and convenience.

Bedroom Two

A generously sized double bedroom with a large window to the rear, offering delightful views over the garden. This bright and airy space is perfect for creating a relaxing retreat.

Bedroom Three

Currently utilised as a walk-in wardrobe, this versatile room features an array of fitted wardrobes with mirror-fronted sliding doors, providing ample storage. With a window to the rear offering pleasant garden views, it would also make an excellent study space or a cozy spare bedroom.

Family Bathroom

Recently refitted bathroom featuring a modern three-piece suite. The suite includes a panel bath with a shower over and a sleek glass screen, a low-level WC, and a pedestal sink. A heated towel rail adds a touch of luxury, while a window to the side aspect provides natural light and ventilation.

Outside

A stunning south-facing garden designed for both style and functionality. The space has been beautifully landscaped with high-end paving, a low-maintenance artificial lawn, and raised borders filled with vibrant planting. A pergola provides a shaded, private retreat, perfect for outdoor relaxation. The garden also features practical touches, including a side walkway with access to the front of the property, and a convenient door leading to the utility room. Additionally, there is access to a fully equipped garden office pod, ideal for remote working or creative pursuits.

Garden Office Pod

A stylish garden office pod, expertly crafted with pressure-treated wooden cladding for durability and charm. The pod features glazed double doors that open onto a patio area, seamlessly blending indoor and outdoor spaces. Fully equipped with electricity and lighting, it provides a comfortable and functional environment for remote working, hobbies, or creative pursuits.

Garage & Parking

A single garage featuring up-and-over doors, equipped with light and electricity for convenience. The garage is accessed via a private driveway that provides off-road parking for two vehicles, ensuring practicality and ease of access.



- Stunning Condition Throughout
- Exceptional Kitchen/Diner
- Close to Schools, The Marina And Highstreet
- Great Transport Links
- Landscaped South Facing Rear Garden
- Lounge With Bay Window
- Master Bedroom With En-suite
- Garage & Driveway
- Quiet Location
- Garden Office Pod



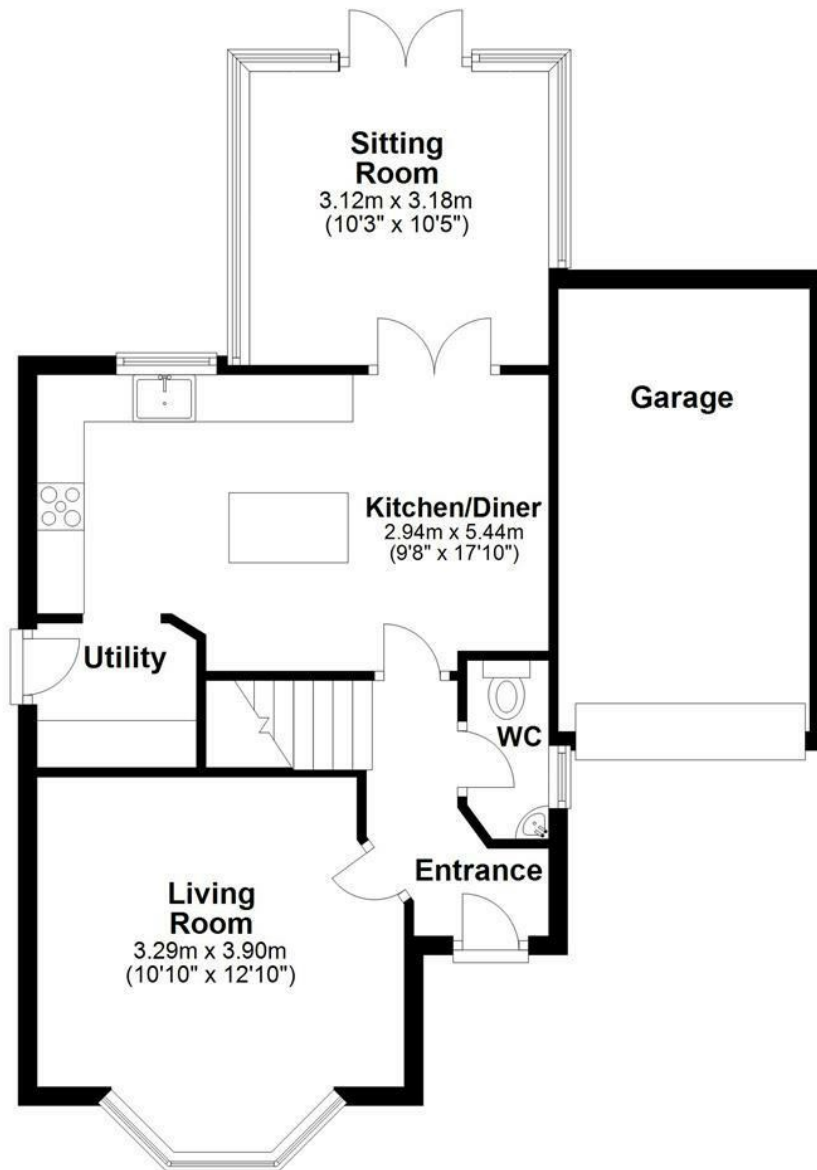


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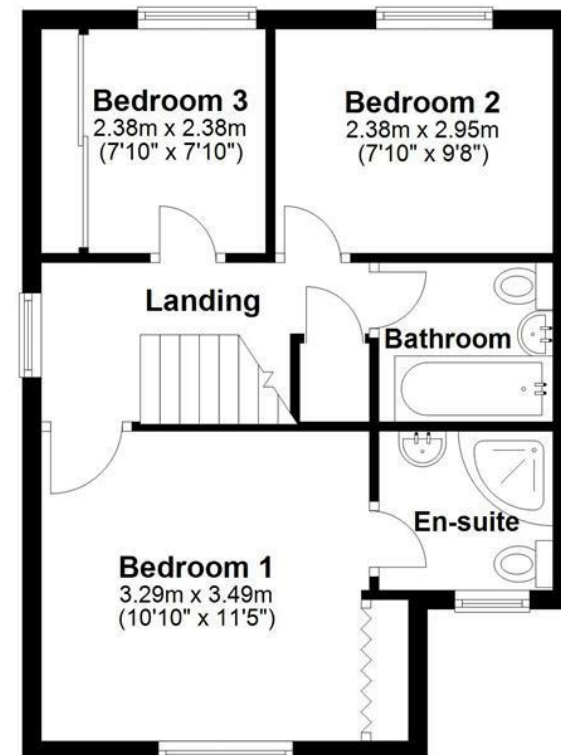
Ground Floor

Approx. 62.3 sq. metres (670.8 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Total area: approx. 101.0 sq. metres (1086.9 sq. feet)

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