



21 NIGHTINGALE RISE,  
PORTISHEAD, BS20 8LN

GOODMAN  
& LILLEY













# 21 NIGHTINGALE RISE

## PORTISHEAD BS20 8LN

# GUIDE PRICE

## £529,950

An Immaculately presented four-bedroom detached family home located in a quiet cul-de-sac on the sought-after Nightingale Rise Development.

Occupying a quiet and highly desirable position within the ever-popular Nightingale Rise development, this beautifully appointed four-bedroom detached family home offers spacious, light-filled accommodation, thoughtfully designed for modern family life. Combining comfort, practicality, and style, the property provides the ideal environment for both growing families and those looking to upsize into a well-established and friendly residential community.

Internally, the property is arranged over two floors and offers a well-balanced layout that caters to everyday family needs while providing plenty of room to relax, entertain, and work from home if required. Upon entering the property, you are greeted by a welcoming entrance hall, which provides access to all principal reception rooms and includes a convenient cloakroom—perfect for guests and daily family use. The living room is located on the the front aspect with bay window that draw in plenty of natural light, creating a bright and inviting atmosphere. This room offers ample space for comfortable seating and makes for a relaxing retreat at the end of the day. To the rear of the home lies a stunning open-plan kitchen/dining room, the heart of the home, offering a versatile space ideal for family meals, entertaining, and socialising. The kitchen itself is fitted with a range of contemporary units and integrated appliances, with plenty of worktop space and storage. The adjoining conservatory further enhances the living space, providing an excellent spot for morning coffee, informal dining, or simply enjoying views of the garden all year round.

A separate utility room located just off the kitchen provides additional space for laundry and storage, helping to keep the main kitchen area clutter-free and organised.

The first floor offers four bedrooms, each with plenty of natural light and comfortable space for furnishings. The master bedroom benefits from its own en-suite shower room, offering privacy and convenience. The remaining three bedrooms are served by a well-appointed family shower room, fitted with contemporary sanitary ware and fixtures, making it perfect for busy family mornings.

The rear garden is a real highlight of the property. Enclosed and offering a sunny south-westerly aspect, it enjoys a high degree of privacy from neighbouring properties. The garden is predominantly laid to lawn, with beautifully planted borders that feature a variety of mature shrubs and flowering plants, bringing colour and life throughout the seasons. Two well-positioned patio seating areas provide perfect spots for outdoor dining, barbecues, or simply enjoying the sunshine during the warmer months. Whether you're hosting guests or relaxing with the family, this garden offers the space and versatility to accommodate a variety of needs. To the front of the property, a well-maintained lawn is bordered by mature hedgerow and attractive floral beds, enhancing the home's kerb appeal. A wide block-paved driveway provides off-road parking for at least two/three vehicles, leading to a detached single garage, which is accessed via an up-and-over door. The garage also benefits from power and lighting, ideal for storage, a workshop, or even a home gym.

### Location

This home is positioned within a quiet and

peaceful cul-de-sac in the heart of Nightingale Rise, All viewings strictly by appointment with the a highly regarded and well-established residential agent Goodman & Lilley - 01275 430440

Known for its family-friendly atmosphere, this location is just a short walk from High Down Infant and Junior Schools, making the morning school run stress-free. The property is also conveniently situated near the Police Headquarters, local amenities, green open spaces, and excellent transport links—making it ideal for commuters and families alike. With its blend of peaceful surroundings and practical proximity to everything a family needs, this home offers a truly enviable lifestyle.

With quality homes of this nature in short demand, coupled with the popularity of the development, agents Goodman & Lilley anticipate a good degree of interest. Call us today on 01275 430440 and talk with one of our property professionals to arrange your next appointment to view.

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: E

Services: All mains services connected (but should be checked with your legal representatives)



- Detached Family Home
- Re-Fitted Kitchen/Dining Room
- Popular Residential Address

- Four Bedrooms
- Private Rear Garden
- Garage & Driveway

- Master En-suite Shower Room
- Beautifully Presented Throughout
- Viewing Highly Advised







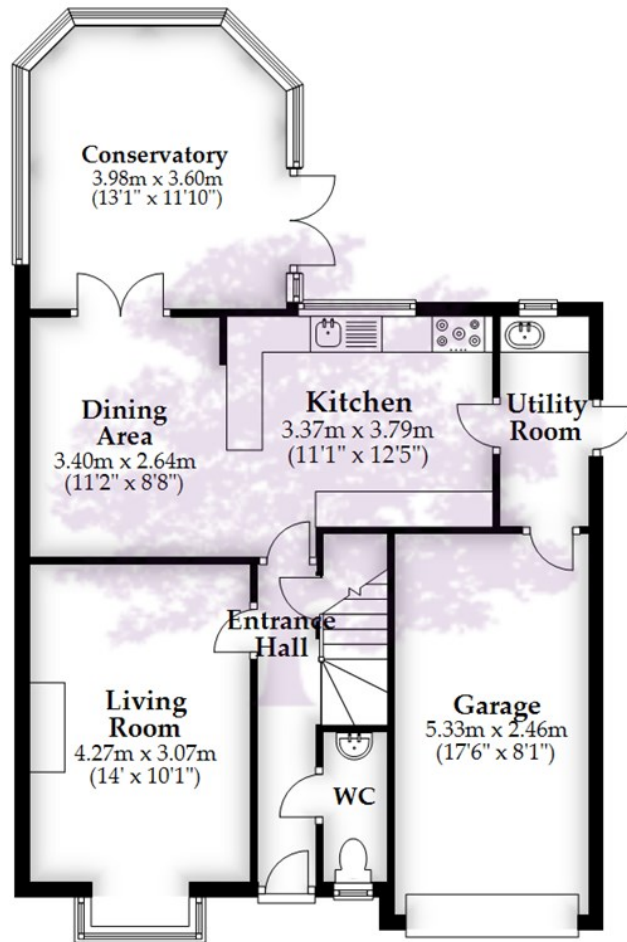


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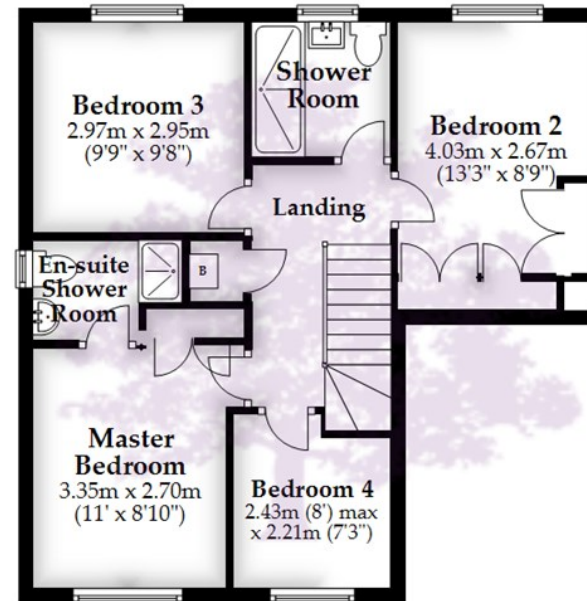
## Ground Floor

Approx. 85.1 sq. metres (915.7 sq. feet)



## First Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



Total area: approx. 136.1 sq. metres (1465.5 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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These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



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