

GOODMAN & LILLEY

353 NORE ROAD, PORTISHEAD, BS20 8EX

GUIDE PRICE £699,950



353 NORE ROAD
PORTISHEAD, BS20 8EX

- Coastal Detached Family Home
- Master Bedroom with En-suite
- Kitchen & Separate Utility
- Private Balcony
- Integrated Double Garage
- Four Double Bedrooms
- Two Reception Rooms
- Beautiful Estuary Views
- Large Rear Garden
- Prime Portishead Location

Approached via a generous driveway providing ample off-road parking, the property is attractively set back from the road behind mature shrubs and established planting, creating a welcoming first impression. Steps rise from the driveway to the front entrance, where the accommodation opens into a spacious entrance hall providing access to the ground floor.

This level offers two well-proportioned double bedrooms, both enjoying large front-facing windows that flood the rooms with natural light. The bedroom positioned to the left of the entrance hall further benefits from a generous built-in storage cupboard, making practical use of the space beneath the staircase.

Completing the ground floor accommodation is a well-appointed family bathroom, fitted with a contemporary white suite comprising a panelled bath, separate shower enclosure, wash basin and WC, offering both practicality and comfort for everyday family living.

Also located on the ground floor is an integrated garage, accessed directly from the front of the property, providing excellent storage or secure parking.

Stepping up to the first-floor landing, the home opens into a bright and spacious arrangement of living accommodation, thoughtfully designed to make the most of its elevated position. The impressive living room features a vaulted, panelled ceiling with an exposed timber beam, creating a wonderful sense of space and character. Large picture windows flood the room with natural light while enjoying attractive views towards the Bristol Channel.

Adjacent is the separate dining room, ideally positioned between the living room and kitchen, creating an excellent space for both everyday family life and entertaining, with sliding patio doors providing direct access onto the balcony providing the perfect spot to sit and appreciate the outlook.

The well-appointed kitchen is fitted with an extensive range of contemporary cream-fronted wall and base units, complemented by timber-effect work surfaces and integrated appliances including twin eye-level ovens and an inset hob with extractor over. Glazed patio doors provide direct access to the rear garden, while an adjoining utility room offers additional storage and appliance space. A separate cloakroom/WC completes this part of the home.

The first floor also accommodates two generous double bedrooms. Bedroom Two benefits from fitted wardrobes and its own en-suite shower room, while the principal bedroom is a spacious retreat with an extensive range of fitted wardrobes, providing excellent storage. Both rooms enjoy the elevated position of the property and pleasant outlooks across the surrounding area.

GARDEN

To the rear, the property enjoys a substantial, elevated garden arranged over a series of gently terraced lawn and planted areas, creating a wonderful outdoor space to enjoy. A paved patio immediately adjoins the property, providing an ideal setting for outdoor dining and entertaining, with access from the kitchen, utility room and via the side gate. As the garden rises, it reveals stunning panoramic views across the Bristol Channel, while mature trees, established shrubs and well-stocked borders provide a high degree of privacy and a peaceful setting.

























GARAGE & DRIVEWAY

The property further benefits from an integrated garage and a generous driveway, providing ample off-road parking for several vehicles.

LOCATION

Nore Road is one of Portishead's most sought-after residential addresses, renowned for its elevated position and many homes enjoying far-reaching views across the Bristol Channel. Conveniently located within easy reach of the High Street and Marina, residents benefit from an excellent selection of shops, cafés, restaurants and everyday amenities. The area also offers beautiful coastal walks, highly regarded schools and excellent transport links, making it an ideal location for families and commuters alike.

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: F

EPC Rating: D

Services & Utilities: Mains electricity, Mains gas central heating, Mains water supply and drainage











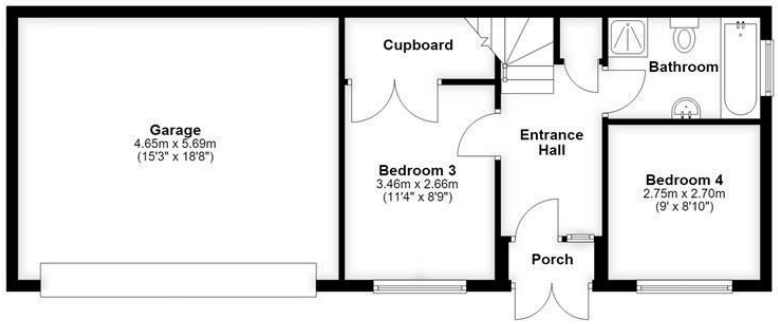


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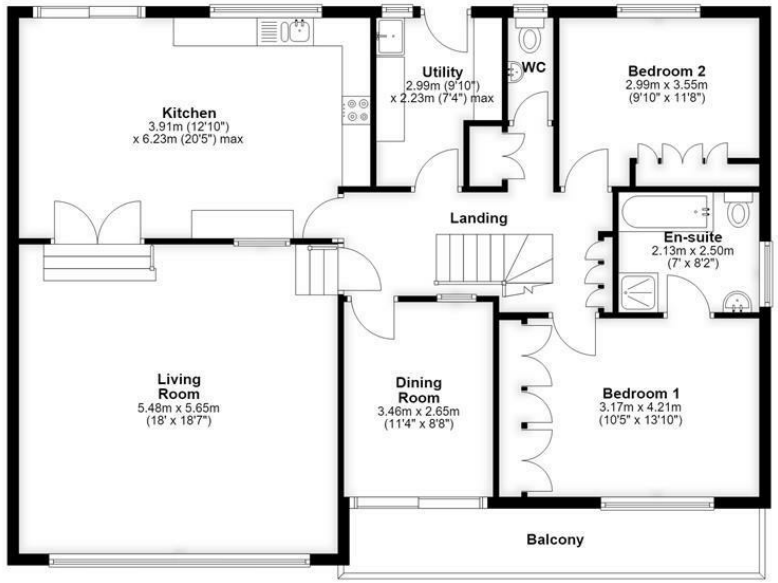
Ground Floor

Approx. 61.1 sq. metres (658.1 sq. feet)



First Floor

Approx. 117.0 sq. metres (1259.4 sq. feet)
(excluding Balcony)



Total area: approx. 178.1 sq. metres (1917.5 sq. feet)

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1917.50 SQ FT

COUNCIL TAX BAND : F

RECEPTION ROOM : 2

BEDROOMS: 4

BATHROOMS : 2

FREEHOLD

Goodman & Lilley

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

Clevedon
28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk
01275 403 660

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