



25 BUNTING LANE,
PORTISHEAD, BS20 7PZ

**GOODMAN
& LILLEY**



AN OPPORTUNITY TO ACQUIRE A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME, SET IN A PEACEFUL POSITION CLOSE TO THE NATURE RESERVE WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE QUARTER DEVELOPMENT.

Stepping into the property, you are welcomed by a spacious entrance hall, setting the tone for the accommodation beyond and providing access to the principal ground floor rooms, along with a staircase rising to the first floor.

The ground floor offers well-balanced and versatile living space, comprising a generous living room, a kitchen/dining room, a separate utility room and a convenient cloakroom/WC. To the first floor, the property continues to impress with four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a modern family bathroom.

Positioned to the left of the entrance hall, the living room is a bright and spacious triple-aspect reception room, benefitting from windows to the front and side, as well as patio doors opening to the rear garden, allowing an abundance of natural light to fill the space.

To the right, the kitchen/dining room is another well-proportioned dual-aspect room, thoughtfully arranged with the kitchen area to the rear and a dining space to the front, ideal for both everyday living and entertaining. The kitchen is fitted with a contemporary range of matte grey wall and base units, complemented by integrated appliances including a built-in oven and hob, and further benefits from plumbing for a dishwasher as well as space for a freestanding fridge/freezer.

Accessed directly from the kitchen is a separate utility room, fitted with a range of matching units and offering plumbing for a washing machine, along with a door providing convenient access to the rear garden.

Ascending to the first floor, you are welcomed onto a spacious landing providing access to all bedrooms and the family bathroom.

The principal bedroom and bedroom three are positioned to the rear of the property, enjoying pleasant views over the garden, while bedrooms two and four are located to the front elevation. The principal bedroom is a generously proportioned double, offering ample space for freestanding furniture and further benefitting from an en-suite shower room, fitted with a shower cubicle, a vanity unit incorporating a wash basin and WC, and a heated towel rail.

Bedroom two is another well-proportioned double room, also accommodating freestanding furniture with ease. Bedrooms three and four are both comfortable single rooms, ideally suited as children's bedrooms, guest rooms or home office spaces.

Completing the first floor is the family bathroom, fitted with a bath with shower over, alongside a vanity unit incorporating a wash basin and WC, and a heated towel rail, all finished to a modern standard.

Garden

The property benefits from an enclosed rear garden, featuring a paved patio area adjoining the house—ideal for outdoor dining—with a lawned area beyond. The garden is easily accessed via patio doors from the living room and a single door from the utility room, creating a seamless indoor-outdoor flow.

Garage & Driveway

The property further benefits from a single garage with workshop, complemented by off-road parking to the front and an additional parking space positioned to the side of the property, providing ample convenience for multiple vehicles.

Location

Situated within the highly sought-after Village Quarter in Portishead, the property enjoys a prime position close to the popular nature reserve, offering scenic walks and green open spaces. The vibrant Marina is within easy walking distance, providing an excellent selection of cafés, bars and restaurants, along with a range of supermarkets and leisure facilities.

Portishead's High Street is also nearby, offering a further variety of shops and everyday amenities, making this location ideal for those seeking both convenience and lifestyle appeal.

Agent Notes

Services Connected: Mains Gas & Electric, Mains Drainage, Mains Water

Local Authority: North Somerset County Council

Council Tax: D

Viewings By Strict Appointment

- Detached Family Home
- Re-Fitted En-Suite & Family Bathroom
- Approximately 1154.7 Sq. FT
- Well Presented Throughout
- Highly Popular & Vibrant Location
- Four Bedrooms
- Single Garage & Driveway
- Close To The Nature Reserve
- Re-fitted Kitchen
- Viewings By Strict Appointment

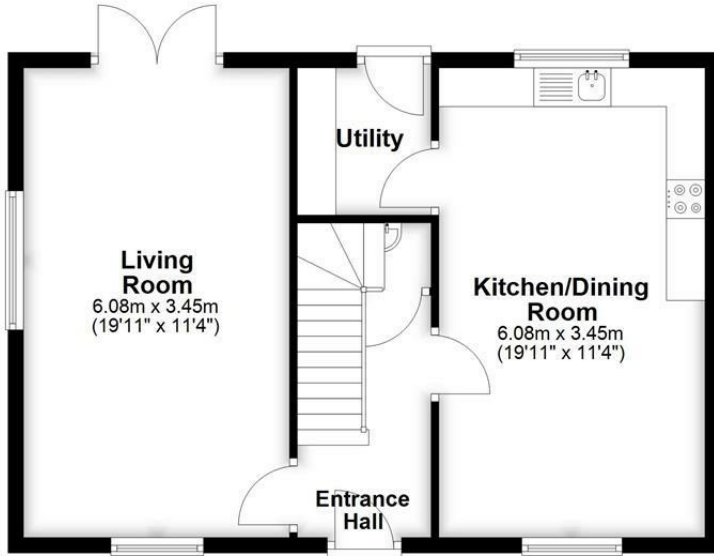


GUIDE PRICE £575,000



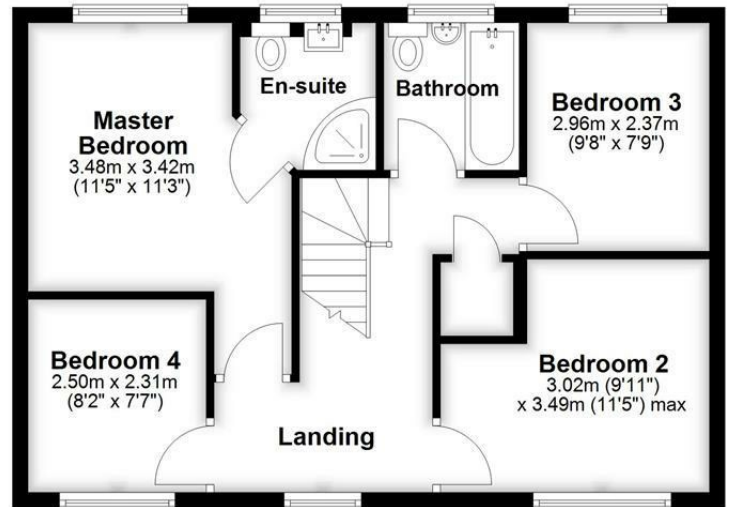
Ground Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



First Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



Total area: approx. 107.3 sq. metres (1154.7 sq. feet)

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