



20 BEECHWOOD ROAD,
EASTON-IN-GORDANO, BS20 0NA

**GOODMAN
& LILLEY**



A FANTASTIC OPPORTUNITY TO PURCHASE A WELL-MAINTAINED AND GENEROUSLY PROPORTIONED HOME, IDEAL FOR GROWING FAMILIES AND THOSE SEEKING A PEACEFUL RESIDENTIAL LOCATION.

Set within a quiet cul-de-sac, this well-presented three-bedroom family home offers spacious and versatile living throughout.

Upon entering, you are greeted by a welcoming entrance hall, with a convenient downstairs WC positioned to the left, and access through to the main living areas. The ground floor accommodation flows seamlessly from the hallway into a generously sized living room, featuring a gas fireplace, a front-facing window overlooking a pleasant green, and double doors opening into the dining room.

The dining room is equally well-proportioned, enjoying views over the rear garden and direct access outside via a patio door. There is ample space to accommodate a large dining table along with additional freestanding furniture, making it ideal for both everyday family living and entertaining. From here, the layout continues into the galley-style kitchen, fitted with a range of wooden wall and base units, offering plentiful worktop space and storage. The kitchen also benefits from a convenient side door providing access to the front of the property.

To the first floor, the accommodation comprises three bedrooms, a family bathroom, and an ensuite to the principal bedroom. The main bedroom is a spacious double room positioned at the front of the property, featuring fitted wardrobes, a dressing table, and pleasant outlooks over the green. It further benefits from a private ensuite shower room, complete with a WC, wash basin, and shower cubicle.

Bedrooms two and three are located to the rear, both enjoying views over the garden. Bedroom two is a well-proportioned double, while bedroom three offers a generous single room, ideal as a child's bedroom, home office, or guest room. The first floor is completed by the family bathroom, fitted with a bath and shower over, wash basin, and WC.

Garden

Externally, the property benefits from an enclosed rear garden, designed with both practicality and enjoyment in mind. A paved patio area sits adjacent to the house, ideal for outdoor dining and entertaining, and is complemented by a fitted sun shade providing shelter. Beyond this, the garden extends to a well-maintained lawn, with raised beds to the borders adding structure and planting opportunities.

Conservatory/Garden Room

Situated within the garden is an impressive 26ft conservatory/sun room, offering a substantial and versatile additional space separate from the main house. Flooded with natural light, this detached area provides an ideal setting for a variety of uses, such as a home office, studio, gym, or relaxing garden retreat, while enjoying pleasant views of the surrounding outdoor space.

External Office

Accessed from the garden, the property further benefits from a purpose-built external office, complete with its own WC and wash basin, thoughtfully positioned adjoining the side of the integral garage. This additional space offers excellent flexibility, making it ideal for those working from home or in need of a separate, self-contained workspace.

Garage & Driveway

The property also benefits from an integral garage, which can be conveniently accessed via a door from the garden, as well as an up-and-over door to the front, providing practical storage or secure parking options. In addition, there is driveway parking to the front of the property, offering space for two vehicles directly in front of the garage.

Location

Positioned on Beechwood Road in the centre of Easton-in-Gordano, the property offers a tranquil setting while remaining within easy reach of everyday amenities, including a Spar, Co-Op, and a variety of popular pubs. For a more extensive range of shopping and services, Portishead is just a short drive away, providing larger supermarkets and additional facilities.

Work has also recently commenced on reopening the Portishead Line, along with the development of a new train station in nearby Pill, within walking distance of the property. Scheduled for completion in 2028, this will deliver a direct rail link to Portishead and onwards to Temple Meads.

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: D

EPC: C

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

- Link Detached Family Home
- Two Reception Rooms
- No Onward Chain
- 26 Ft Conservatory In Garden
- Three Bedrooms
- Master Bedroom with Ensuite
- Integrated Garage & External Office Space
- Peaceful Cul-De-Sac Location

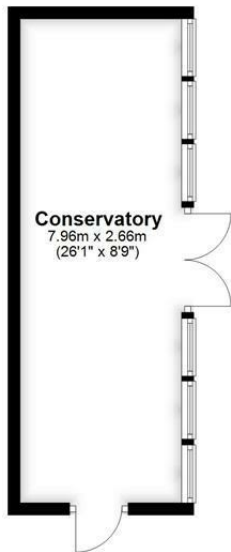


GUIDE PRICE £420,000



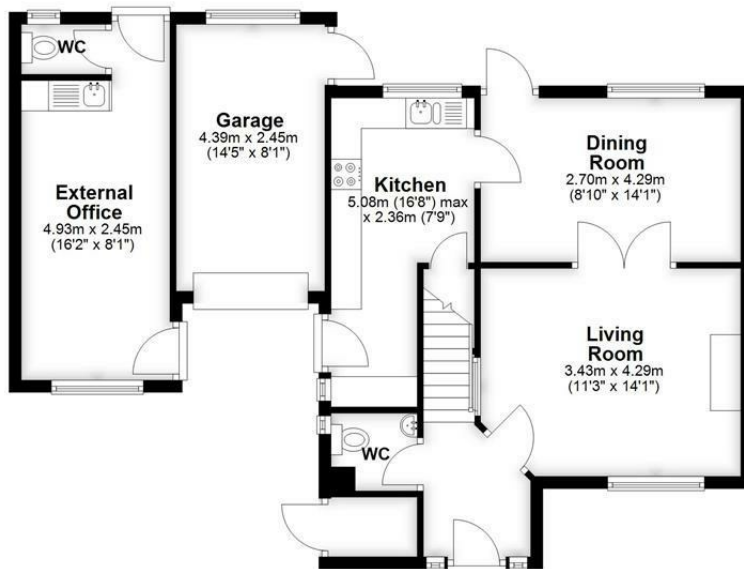
Rear Conservatory

Approx. 21.2 sq. metres (228.1 sq. feet)



Ground Floor

Approx. 72.3 sq. metres (777.9 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 135.5 sq. metres (1458.3 sq. feet)

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