

17 Folio Drive,
Portishead, BS20 7FU

Goodman & Lilley

A beautifully presented three bedroom semi-detached home, enjoying an attractive open outlook across a nearby park, positioned within the ever-popular Papermill Gardens development.

The ground floor is well arranged and offers a welcoming entrance hall that sets the tone for the rest of the home. From here, you are led through to a bright and generously proportioned living room, enjoying a pleasant outlook and providing a comfortable space for everyday relaxation. The property opens into a spacious open-plan kitchen/dining room, creating a sociable and functional hub of the home, there is also a conveniently positioned cloakroom. The kitchen is well appointed with a comprehensive range of fitted units, ample worktop space and integrated appliances, while still allowing plenty of room for a dining table and chairs. Double doors open directly onto the rear garden, allowing natural light to flood the space and providing a seamless connection between indoor and outdoor living, ideal for both day-to-day use and entertaining.

Upstairs, the accommodation continues to offer excellent proportions, with three well-balanced double bedrooms arranged off the landing. The principal bedroom benefits from its own en-suite shower room, providing a comfortable and private retreat. A further bedroom also is a good sized double, while the remaining bedroom is equally versatile and could serve as a guest room, nursery or home office if required. A modern family bathroom completes the first floor, finished with a clean and contemporary suite to serve the household.

Outside

The rear garden has been thoughtfully landscaped to provide a private and attractive outdoor space. A patio area, directly accessed from the kitchen/dining room, offers the perfect spot for outdoor dining and entertaining, leading onto a well-maintained area of lawn bordered by deep planted shrub beds, adding colour and privacy throughout the seasons. To the rear of the garden is another patio area to catch the evening summer sun.

Garage & Driveway

The property benefits from a substantial garage equipped with an EV charging point. In addition, there is driveway parking for up to three vehicles, providing both practicality and convenience.

Location

Folio Drive is ideally situated within a short walk of Portishead Marina, offering a vibrant selection of cafés, restaurants and shops. The High Street is also within comfortable walking distance (approximately 10–15 minutes). The area is well positioned for commuters, with easy access to the M5 motorway and excellent transport links into Bristol. In addition, the much-anticipated Portishead to Bristol railway line is due to be reopened, which will further enhance connectivity and add to the long-term appeal of the location.

Agents Notes

Tenure: Freehold

Management charge £216 per year.

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

Local Authority: North Somerset Council

Council Tax Band: C

- Semi-Detached Family Home
- Kitchen/Dining Room
- Garage & Driveway (EV Charging Point)
- Well Presented Throughout
- Viewing Highly Recommended
- Three Bedrooms (En-Suite)
- Landscaped Rear Garden
- Quiet Location
- Level approach To High Street



Guide Price £415,000









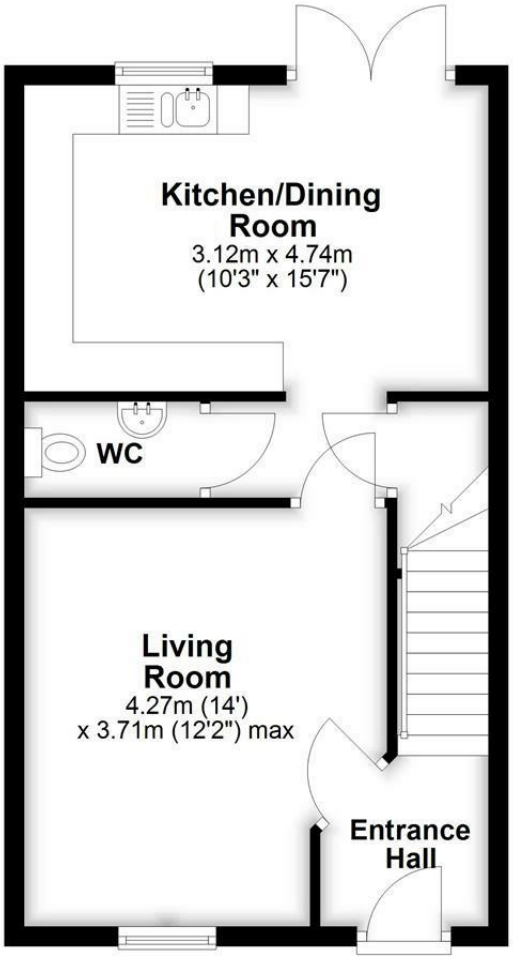






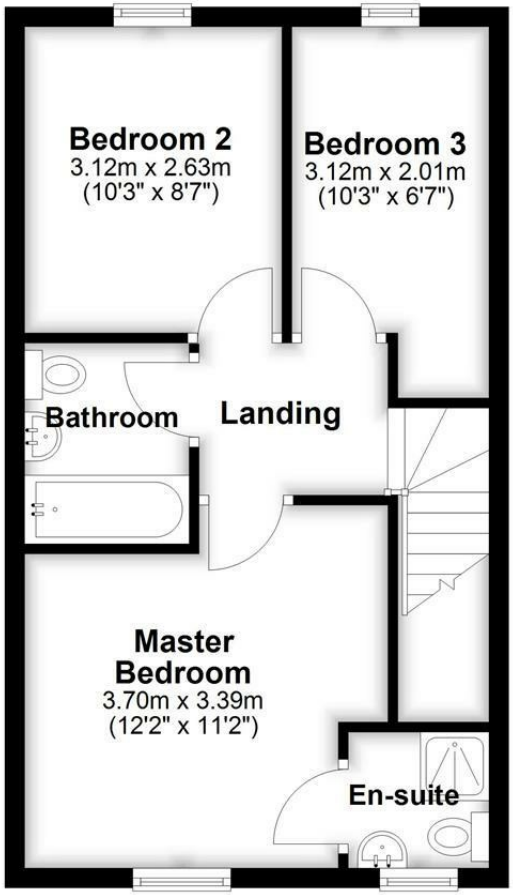
Ground Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 80.1 sq. metres (862.4 sq. feet)

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