



27 SPRINGFIELD ROAD,
PORTISHEAD, BS20 6LH

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 6LH

ASKING PRICE

£599,950

An immaculately presented four bedroom detached coastal property affording views over the Bristol Channel.

Situated in an elevated position this family home offers good sized, flexible living accommodation throughout. The crowning feature of the property has to be its glorious estuary views coupled with its cul de sac location and established plot. The property is arranged over two floors and offers the perfect balance of living and bedroom space ideal for a growing family and enjoys a private sunny aspect with enclosed gardens and ample parking for several vehicles leading to a double garage, great for a relaxing lifestyle in this established location.

Located above Portishead's popular coast road, close to the amenities at West Hill, bus routes and leisure facilities at the Lake Grounds. the area is also served by The Windmill; one of Portishead most renowned Gastro pubs.

With homes presented in this standard and affording such picturesque views of the Channel selling fast, don't delay contact Goodman & Lilley to arrange your appointment to view.

Approached via a set of steps from the driveway, the property benefits from a terraced frontage positioned above the garages, enjoying attractive estuary views from the terrace. Upon entering, a welcoming entrance hall provides access to the principal living areas, along with a staircase rising to the first floor. The ground floor comprises a dining room, kitchen, living room and a convenient WC.

To the left, the dining room is a well-proportioned space, enjoying a front-facing aspect with attractive views across the estuary.

Straight ahead from the hallway is the kitchen, fitted with a range of modern gloss ivory base and eye-level units with underlighting, complemented by roll-edge work surfaces and tiled splashbacks. The kitchen is well-equipped with a composite sink and drainer with stainless steel swan neck mixer tap, integrated eye-level double oven, four-ring gas hob with extractor hood over, and space for a fridge and washing machine. Further benefits include a wall-mounted concealed gas boiler, tiled flooring, a rear-facing uPVC double glazed window and a secure door providing direct access to the garden.

The living room is a bright and spacious dual-aspect room, enjoying an abundance of natural light from a large rear window as well as patio doors to the front, which open directly onto the terrace, creating a seamless connection between indoor and outdoor living.

Ascending from the entrance hall to the first floor landing, the upstairs accommodation offers four bedrooms, including a principal bedroom with en-suite, along with a family bathroom and an airing cupboard housing the hot water tank with additional shelving. All four bedrooms benefit from fitted wardrobes, providing ample storage throughout.

The principal bedroom, bedroom three and the family bathroom are positioned to the rear of the property, with both bedrooms enjoying pleasant views over the garden. The principal bedroom is a well-proportioned double, complemented by a recently refitted en-suite shower room featuring a modern white suite, including a tiled shower enclosure, vanity wash basin with storage beneath, WC and a heated towel rail. Bedroom three is also a well-proportioned double, offering a comfortable and versatile space ideal for guests or family members.

The family bathroom is fitted with a modern white suite comprising a panelled bath with shower over and glass screen, vanity wash basin with storage beneath and WC, complemented by full-height tiling, a heated towel rail and a uPVC obscure double glazed window to the rear.

Bedrooms two and four are located at the front of the property and benefit from attractive estuary views. Bedroom two is a well-proportioned double, enjoying a pleasant outlook and offering ample space for bedroom furnishings, while bedroom four, the smallest of the four, is a versatile room ideal for use as a single bedroom, nursery or home office.

Garden

The property enjoys a delightful enclosed, southerly-facing rear garden, predominantly laid to lawn and bordered by mature hedging, with the added benefit of raised decking. A patio seating area spans the rear elevation, with a pergola to one side providing a sheltered spot for outdoor dining. Gated side access on both sides leads through to the front of the property.

To the front, the property further benefits from an elevated terrace enjoying attractive estuary views, providing the perfect spot to relax and take in the sunset over the Bristol Channel towards the Welsh Hills.

Garage & Driveway

The property further benefits from a double garage measuring approximately 4.65m (5.36m max) x 5.56m, complete with power and lighting and accessed via two up-and-over doors, providing excellent storage and secure parking, in addition to two driveway parking spaces.

Location

Located above Portishead's popular Coast Road, the property enjoys a convenient position close to the amenities at West Hill, including local shops, bus routes and the leisure facilities at the nearby Lake Grounds. The area is further enhanced by The Windmill, one of Portishead's most renowned gastro pubs. The High Street and Marina are also within reasonable walking distance, offering a wide range of cafés, shops, restaurants and pubs.

Agents Note

Viewings strictly by appointment through Goodman & Lilley.

Tenure: Freehold

Council Tax Band: 'E'

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



- Detached Coastal Family Home
- Southerly Facing Rear Garden
- Cul De Sac Location
- No Onward Chain

- Four Bedrooms
- Views Over The Channel
- Prime Portishead Location

- Master En-Suite Shower Room
- Double Garage & Driveway Parking
- Beautifully Presented Throughout



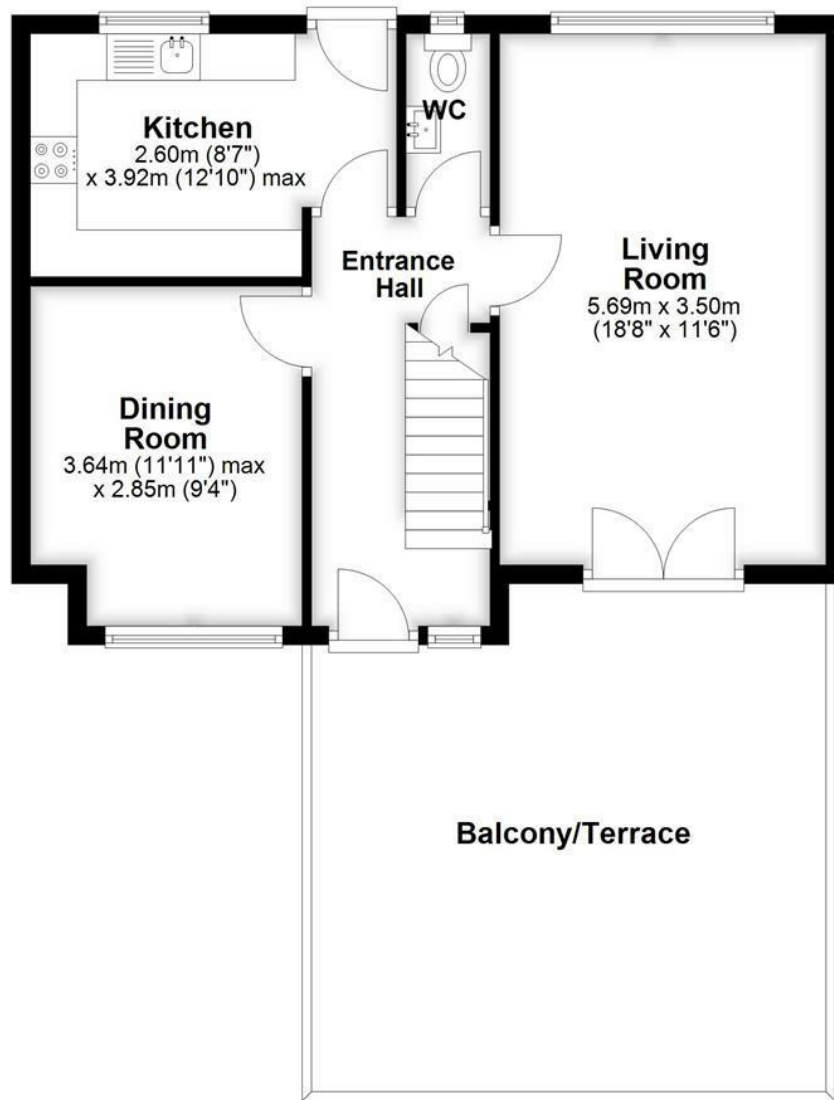


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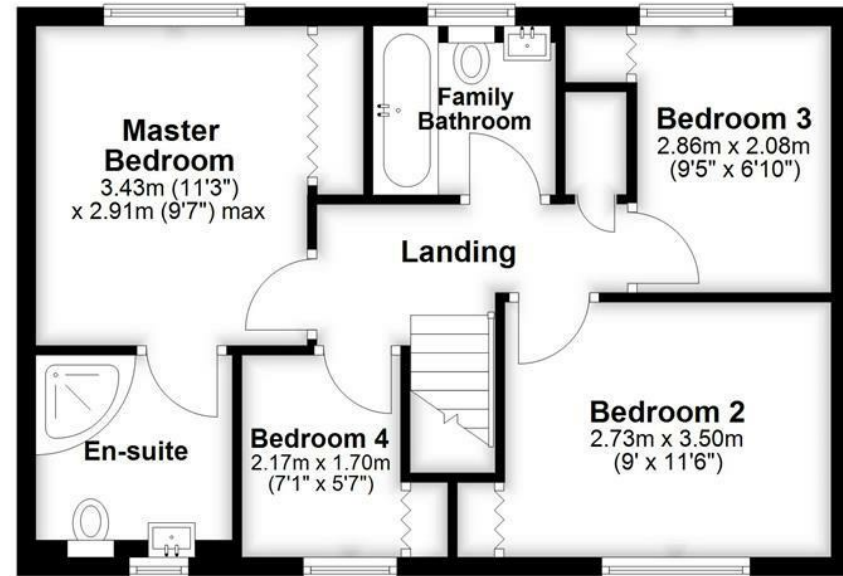
Ground Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



First Floor

Approx. 48.5 sq. metres (522.2 sq. feet)



Total area: approx. 99.7 sq. metres (1073.2 sq. feet)

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