



GOODMAN
& LILLEY



10 AELFRIC MEADOW, PORTISHEAD BS20 7LB

Approached via an enclosed entrance porch, this well-presented home offers bright, comfortable accommodation arranged over two floors, making it an ideal purchase for first-time buyers, downsizers or investors.

The ground floor centers around a spacious open-plan living and dining room, providing an excellent space for both everyday living and entertaining. Positioned to the rear, the fitted kitchen offers a practical range of storage and work surfaces, with direct access into a delightful conservatory overlooking the garden. Flooded with natural light, the conservatory provides a versatile additional reception area, ideal as a sitting room, dining space or home office, with French doors opening directly onto the rear garden.

To the first floor are two well-proportioned double bedrooms, both offering generous accommodation, with the master positioned to the front of the property and the second to the rear. The family shower room is fitted with a contemporary suite comprising a walk-in shower, wash basin and WC, serving both bedrooms. The property benefits from a fully boarded loft, providing excellent additional storage space. Access is via a fitted loft ladder, with the loft also benefiting from both lighting and power, making it a practical and easily accessible area.

GARDEN

Externally, the property enjoys a fully enclosed rear garden, accessed from the conservatory, creating a private and low-maintenance outdoor space ideal for both relaxing and entertaining. A generous decked seating area provides the perfect setting for al fresco dining, summer barbecues or simply unwind. The garden also benefits from a useful timber shed, offering excellent additional storage for gardening equipment and outdoor furniture. Well enclosed by fencing, the garden provides a safe and secure environment.

PARKING

The property further benefits from two allocated off-road parking spaces.

LOCATION

Situated within the highly regarded Vale development in Portishead, Aelfric Meadow enjoys a convenient and sought-after location within easy reach of the town's vibrant High Street and picturesque Marina, offering an excellent selection of shops, cafés, restaurants and everyday amenities. Nearby nature reserves, coastal walks and open green spaces provide wonderful opportunities for outdoor recreation, while excellent transport links make the area ideal for commuters.

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

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

EPC Rating: TBC

Services: All mains services connected.



GOODMAN & LILLEY BRANCH NETWORK

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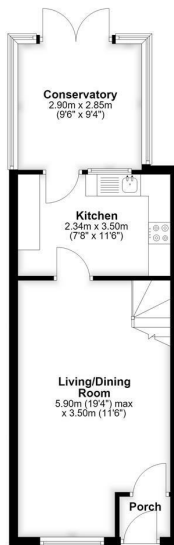
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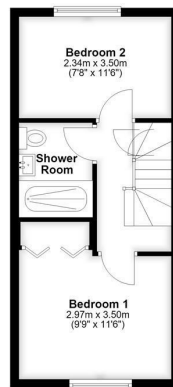
Ground Floor

Approx. 37.8 sq. metres (406.6 sq. feet)

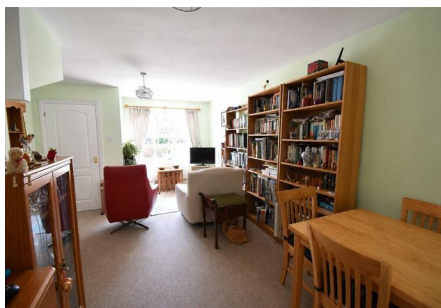


First Floor

Approx. 29.2 sq. metres (314.6 sq. feet)



Total area: approx. 67.0 sq. metres (721.2 sq. feet)



- Mid Terrace Home
- Open Plan Living Dining Room
- Conservatory to The Rear
- Enclosed Rear Garden
- Two Double Bedrooms
- Separate Kitchen
- Ideal for First Time Buyers, Investors & Downsizers
- Prime Vale Location

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

