



Treetops, 7 Glenwood Rise, Portishead, BS20 8EH

£650,000

Steven
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Set in a road just off the ever popular Nore Road in Portishead, this impressive detached home is offered for sale with no onward chain, presenting a rare opportunity to secure a substantial and versatile property in a sought after coastal setting. Arranged over two levels, the home offers a generous and flowing layout ideally suited to both family living and entertaining. The ground floor opens into a spacious and welcoming hallway, setting the tone for the accommodation that follows. There are two well proportioned reception rooms, each offering flexibility for formal entertaining, relaxed living or home working, alongside a well appointed kitchen. Also on this level are a bathroom, separate WC and a fourth bedroom, ideal for guests or multi generational living. A standout feature is the sun terrace, providing an elevated spot to enjoy the surroundings. The lower level continues to impress, offering three further bedrooms, including a principal suite with en suite, as well as a generous family room. Double doors from here open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Externally, the property is equally appealing. To the front, a driveway leads to a garage, complemented by a charming garden that enhances the home's kerb appeal. The rear garden is a particular highlight, beautifully established and thoughtfully arranged, it offers a wonderful sense of

privacy and tranquillity. A substantial patio sits immediately outside the family room, perfect for al fresco dining, while steps lead down through a rich tapestry of shrubs, perennials and mature trees. From the lower level, a delightful perspective back towards the house can be enjoyed. With its predominantly south facing aspect, the garden benefits from excellent natural light throughout the day. Nore Road is widely regarded as one of Portishead's most desirable addresses, known for its elevated position and proximity to the coastline. Residents enjoy easy access to scenic coastal walks, the marina with its vibrant selection of cafes and restaurants, and excellent transport links to Bristol and beyond. Combining space, versatility and a superb location, this home offers a lifestyle as appealing as the property itself.



Accommodation (all measurements approximate)

GROUND FLOOR Front door opens to:

Hall

Wood effect floor, stairs to lower level accommodation, access to loft space and a cupboard for coats etc.

Cloakroom

White suite of WC with concealed cistern, wall mounted washhand basin, extractor fan.

Sitting Room 21' 9" x 11' 9" (6.62m x 3.58m)

A light and airy room with a large window and a Juliet balcony looking over the rear garden, wood effect floor, feature fireplace, door to dining room.

Kitchen 11' 2" x 9' 3" (3.40m x 2.82m)

Beautifully fitted with a range of shaker style wall and base units incorporating a work surface, ceramic sink with mixer tap,



Stoves electric oven with five ring electric hob and concealed extractor hood. Integrated dishwasher, washing machine and microwave, tiled splashbacks, tiled effect floor, window looking out over the front garden, wine rack, spotlights, door to garage. Door opens to:

Dining Room 11' 9" x 9' 4" (3.58m x 2.84m)

Window overlooking the rear garden, wood effect floor. Door opens to:

Study 8' 6" x 7' 5" (2.59m x 2.26m)

Could also be used as a garden room with wood effect floor, sliding patio door which opens to:

The Balcony

A great space to take in the views of the impressive garden. There are channel glimpses to the Welsh coastline.

Bedroom 4 15'9" x 8'10" max 6'10" min

The wardrobes will be included in this room. Wood effect floor, washhand basin set into vanity unit with storage below, window to front.

Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below and bath with hand held shower attachment. Fully tiled Porcelanosa walls, tiled effect floor, chrome ladder radiator, obscure window.

LOWER LEVEL HALLWAY

Wood effect floor, access to a storage cupboard.

Bedroom 1 18'10" x 10'10" max 8'10" min

Wardrobes to be included. A lovely master bedroom with a window overlooking the rear gardens, , wood effect floor, understairs area which could be used as a small study or dressing area.

En-Suite

Three piece white suite of WC, washhand basin, shower cubicle with mains shower, fully tiled walls, wood effect floor, extractor fan.

Bedroom 2 14' 9" x 9' 4" (4.49m x 2.84m)

Window to rear. Measurements include the wardrobes.

Bedroom 3 11' 9" x 10' 7" (3.58m x 3.22m)

Window overlooking the rear garden, wood effect floor. Measurements include wardrobes.

**Family Room/Home Office
35'1" x 8'11" max 8'5" min**

A very versatile space which could be used as a bedroom, home office, a playroom etc. Measurements include a large cupboard. Two windows overlooking the rear garden and french doors opening out to the patio.

OUTSIDE

From Glenwood Rise a block paved driveway provides off road parking and leads to the single garage. The front gardens have been beautifully looked after, are laid to lawn with established shrubs and small trees to borders.

The Garage 18' 11" x 15' 10" (5.76m x 4.82m)

With up and over automatic door, power and light.

The Rear Garden

The rear garden is a particular delight and immediately outside of the french doors from the family room is a sizable patio. Steps descend to the bottom of the garden where a beautiful view back up towards the property can be appreciated. The garden has a fine array of established shrubs, perennials and trees and offer a good amount of privacy and peace and quiet. These gardens also have the added advantage of being predominantly south facing. At the bottom of the garden there is gate onto a path which takes you onto the coastal path.

NB. Photos were taken before the current tenant moved in.





GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



LOWER GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 1984 sq.ft. (184.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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House



Freehold



4



Outside Space



2



E



4

EPC

D



Heating



Parking





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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