



3 NICHOLS ROAD,
PORTISHEAD, BS20 8DT

**GOODMAN
& LILLEY**







3 NICHOLS ROAD

PORTISHEAD BS20 8DT

£900,000

This is a fantastic opportunity to acquire a charming four-bedroom detached family home located on one of Portishead's most prestigious coastal roads.

Dating back to the 1930s, with spar-dashed elevations beneath a pan-tiled roof, this home offers generous and flexible living spaces beautifully arranged over two floors. Upon entering, you are welcomed by a spacious entrance hall, filled with natural light and featuring a graceful staircase leading to the first-floor landing. The entrance hall serves as a central hub, with doors opening to all the main reception rooms.

The dual-aspect living room is flooded with natural light, showcasing a lovely bay window at the front that provides a stunning view towards the estuary. A large open archway leads into the adjoining sitting area, where sliding glass doors open out onto the well-established rear garden, seamlessly blending indoor and outdoor living spaces. The formal dining room, with its elegant bay window to the front, frames a picturesque view of the front garden, with the estuary visible in the distance—creating an ideal setting for both intimate dinners and entertaining.

At the rear of the property, the kitchen enjoys lovely views over the meticulously maintained garden. It offers generous storage and space for a breakfast table, making it both practical and inviting. A large picture window allows plenty of natural light, while a door provides direct access to the conservatory. The kitchen also benefits from a handy larder, adding to its convenience and functionality.

The downstairs bathroom is a bright and functional space, featuring a rear-facing window and a ceiling lantern that floods the room with natural light. It is equipped with a three-piece suite, including a bath with a shower overhead, a low-level WC, and a pedestal sink, combining convenience and comfort.

The first-floor landing is a spacious and well-lit area, providing access to all the bedrooms, the separate WC, and the main bathroom. A balustrade overlooks the staircase, and matching doors contribute to a cohesive design. Double doors conceal a handy storage cupboard above the stairs.

The large, dual-aspect master bedroom features a front-facing window with pleasant views of the estuary and a rear-facing window overlooking the garden. It also offers a range of built-in wardrobes and a convenient vanity sink.

There is also a generously sized double bedroom with a front-facing window that offers views of the garden and distant glimpses of the estuary. This room includes built-in wardrobes for added storage.

A third double bedroom, also with a front-facing window, is equipped with built-in wardrobes, providing ample storage space.

The single bedroom offers a pleasant rear-facing outlook over the garden and features built-in storage for added convenience.

A separate WC includes a low-level toilet, a corner

wall-mounted sink, and a rear-facing window for natural light. The bathroom is fitted with a three-piece suite, comprising a corner shower, a corner bath, and a sink, with a rear-facing window allowing natural light to fill the space.

The property is ideally positioned within its plot, with mature, well-maintained gardens both at the front and rear. An array of mature trees and shrubs borders the lawn, while several patio areas create perfect spots for al fresco dining. A large driveway offers ample parking and access to the garage, which is fitted with an up-and-over door, electricity, and lighting. A side courtesy door provides easy access to the garden.

Nestled in one of Portishead's most prestigious and sought-after locations, this charming and well-established home is set proudly on a generous plot, offering both privacy and space. From its characterful bay windows and inviting storm porch to the beautifully landscaped, mature gardens, this property exudes warmth, timeless elegance, and a welcoming atmosphere that is sure to appeal to discerning buyers.

The spacious accommodation is thoughtfully arranged, offering four well-proportioned bedrooms and three formal reception rooms, ensuring ample space for family living and entertaining. Whether you're hosting gatherings or enjoying quiet moments, these rooms provide the perfect balance of comfort and style. The detached garage adds both practicality and convenience, with plenty of parking available for residents and guests alike.

What truly sets this home apart is the delightful outlook it offers towards the estuary, providing a serene and picturesque view from the front of the property. This stunning aspect enhances the sense of tranquillity and offers a peaceful backdrop for everyday life. This, combined with the home's well-maintained character and timeless design, makes it a rare opportunity to own a property in one of Portishead's most desirable addresses.

With tremendous potential for further development or personalisation, and located in an area that is highly regarded and in high demand, we expect this property to generate significant interest. Don't miss your chance to secure a truly special home in such a coveted location.

To arrange a viewing or to find out more, please don't hesitate to call, click, or visit us in person! Contact Goodman & Lilley on 01275 430440 or email sales@goodmanlilley.co.uk.

Location

The convenient location makes it the ideal choice for a variety of purchasers providing easy access to both Portishead's traditional High Street and the delights that the Marina has to offer with a selection of bars and restaurants to enjoy in both locations. The family buyer will warm to the nearby Lake Grounds allowing children the perfect space to explore or enjoy the various sporting activities they have to offer, or simply enjoy a picnic during those warm summer months.

Portishead itself has seen great investment over the

last fifteen years, adding to its popularity and facilities which include a stunning Marina, Waitrose supermarket, a recently refurbished Lido as well as a number of small boutiques, eateries and larger facilities. Portishead is increasingly popular with families and couples who embrace the outdoor life, many taking advantage of the good schools, coastal walks as well as access to the M5 motorway network at junction 19. For commuters Bristol city centre is 10 miles away and Bristol Temple Meads or Parkway offer high speed train links to London Paddington in 90 minutes. Bristol airport lies 12 miles to the South of the property.

Useful Information

Tenure: Freehold

Local Authority: North Somerset Council (Tel: 01934 888888)

Council Tax Band: F

Services: All mains services connected.

All viewings are strictly by appointment with the agent, Goodman & Lilley. For more information or to arrange a viewing, please call 01275 430440.



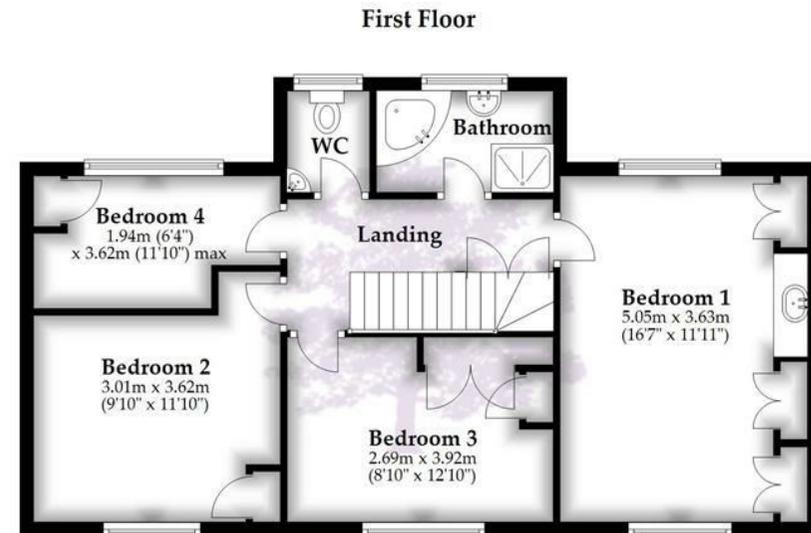
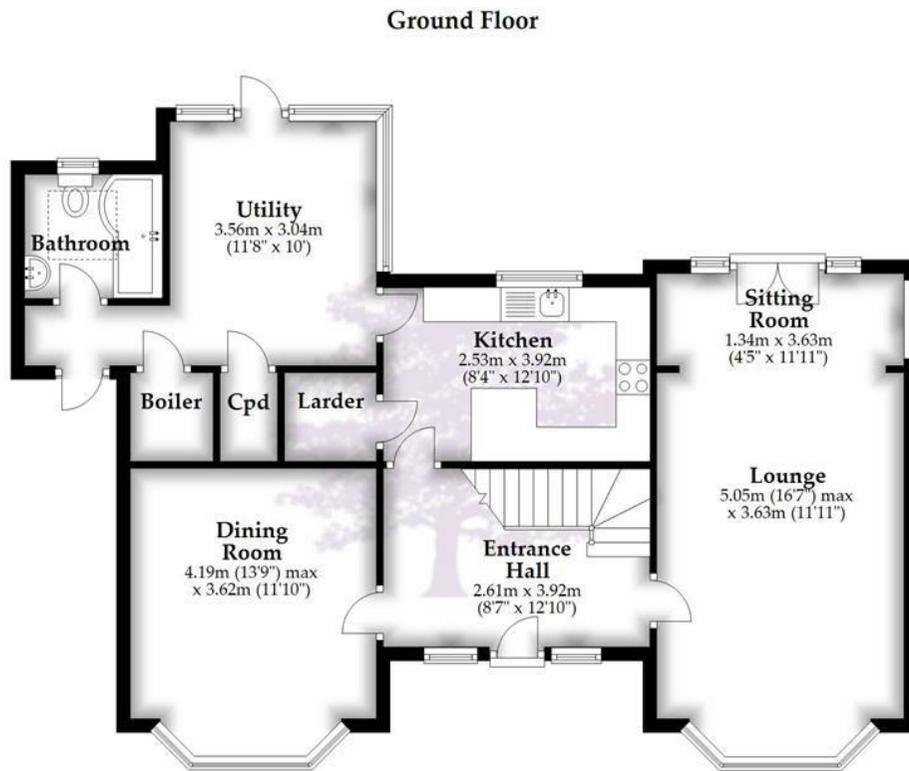
- 1930's Detached Family Home
- In Need Of Modernisation
- Highly Regarded Coastal Address
- Four Bedrooms
- Views Towards The Estuary & Welsh Hills
- Potential To Extend (STP)
- Approx. 1544 SQ FT
- Private Rear Garden
- Viewing Highly Recommended





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Total area: approx. 143.5 sq. metres (1544.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

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