43 Lower Down Road, Portishead, BS20 6PA

Goodman & Lilley

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Portishead BS20 6PA

Guide Price £450,000

Conveniently situated on Lower Down Road in the popular coastal town of Portishead, close to local amenities and excellent transport links to Bristol. A spacious and well-appointed four double bedroom family home offering versatile accommodation arranged over two floors. The property benefits from generous living spaces including a bright living room, kitchen/dining room, utility room with WC and study area, along with a family bathroom and ensuite to the principal bedroom.

Approached via a driveway providing off-road parking and a front garden, the property is entered through a porch which offers a practical space for coats and shoes before leading into a welcoming entrance hall. The entrance hall provides a pleasant introduction to the home and serves as a central point to the ground floor accommodation, with access to the principal living spaces as well as the staircase rising to the first floor. Natural light and a well-planned layout create a bright and inviting first impression as you enter the property.

The ground floor comprises a living room, kitchen/dining room, utility room and an integrated garage, which can be accessed from front of the property as well as the rear garden, providing useful additional storage or parking.

Positioned to the right of the hallway is the well-proportioned living room, a bright and comfortable space featuring a window overlooking the front aspect, and patio doors to the rear, allowing for an abundance of natural light and providing direct access to the garden.

To the left of the entrance hall is the kitchen/dining room, fitted with a range of pale yellow wall and base units offering ample storage and worktop space. The room also comfortably accommodates a dining table, making it an ideal space for both everyday living and entertaining. From the rear of the kitchen, a porch provides access to the garden as well as the utility room, which is fitted with floor and wall-mounted units, a sink and a WC.

Ascending the staircase from the entrance hall, the first floor opens onto a central landing providing access to four double bedrooms, a study area, a family bathroom and an ensuite.

To the left of the landing are bedroom two and the family bathroom, accompanied with a storage cupboard on the landing. Bedroom two is a spacious double room with a front-facing window and fitted storage making practical use of the space above the staircase.

The family bathroom features stylish blue tiling complemented by black accents and is fitted with a white suite comprising a bath with shower hose, separate shower, wash basin and WC.

To the right of the landing is the remainder of the upper floor accommodation. Here you will find bedroom four, which benefits from fitted storage mirroring the storage found in bedroom two above the staircase.

Beyond the landing is a useful study area, a versatile space ideal for those working from home or requiring a quiet reading or homework area. The room benefits from a rear aspect window allowing for natural light, along with a fitted storage cupboard and ample space to accommodate a desk and additional storage if required.

Beyond the study area are bedrooms one and three, both generous double rooms. Bedroom one enjoys a pleasant rear outlook over the garden and is served by an ensuite shower room fitted with a shower, wash basin and WC. Bedroom three is positioned to the front of the property and is a well-proportioned room with windows overlooking the front aspect.

Garden

The property enjoys the benefit of both a front and rear garden. The generous rear garden is mainly laid to lawn, offering a large, level area ideal for families and outdoor activities. A paved patio area sits closer to the property, accessible from both the living room and rear porch, creating a perfect space for outdoor dining and entertaining.

To the front of the property, a decked seating area is positioned close to the house, with a lawned section beyond offering additional outdoor space and enhancing the approach to the home.

Garage & Driveway

The property also benefits from a large integrated garage, accessible via an electric roller garage door to the front, as well as patio doors from the rear garden. In addition, the property offers ample off-road parking, comfortably accommodating several vehicles.

Location

Situated on Lower Down Road in Portishead, the property is conveniently located within walking distance of a selection of local shops and everyday amenities, while the town's main supermarkets, restaurants and cafés are just a short journey away.

Portishead is a highly regarded coastal town offering a wide range of amenities, including a vibrant High Street with a mix of independent shops, cafés and restaurants, alongside supermarkets, leisure facilities and medical services. The popular Marina, scenic coastal paths and open green spaces are all within easy reach, while excellent transport links provide convenient access to Bristol and the surrounding areas.

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

Council Tax Band: B

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

- Semi Detached Family Home
- Approx 1776 Sq.Ft
- 29ft Integrated Garage
- Four Double Bedrooms
- Utility/WC
- Off Road Parking for Multiple Vehicles
- Seperate Study Area
- Large Enclosed Rear Garden

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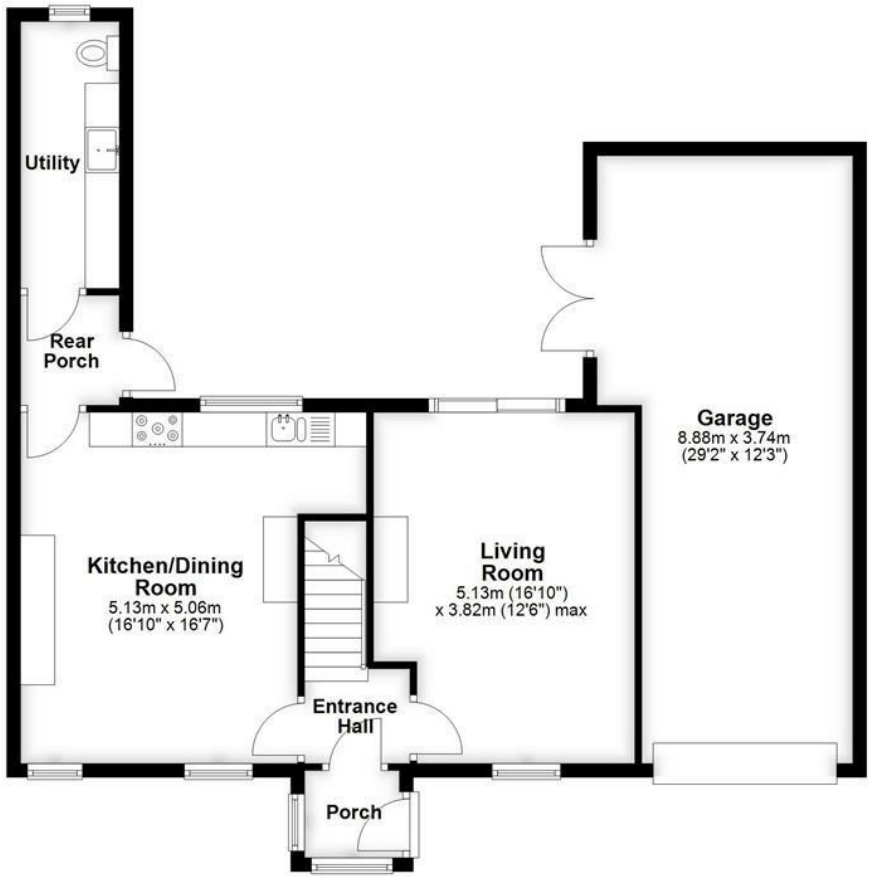
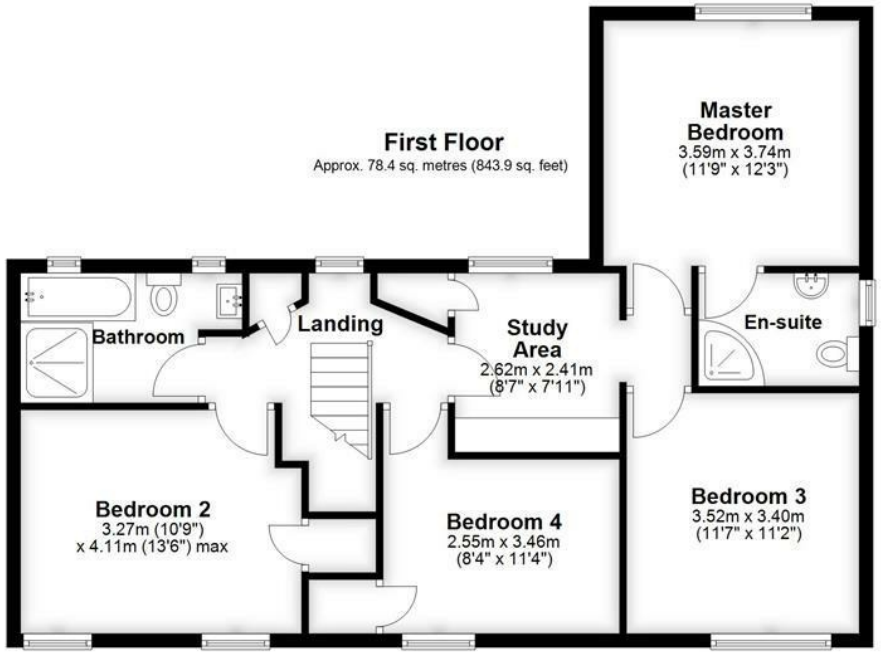
Ground Floor
Approx. 86.6 sq. metres (932.2 sq. feet)



First Floor
Approx. 78.4 sq. metres (843.9 sq. feet)



Total area: approx. 165.0 sq. metres (1776.2 sq. feet)

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