



5 GORDANO VIEW, PORTISHEAD, BS20 6NS



GORDANO VIEW

, BS20 6NS

- Terraced Family Home
- Kitchen/Dining Room
- Approx. 1034 Sq.Ft
- Driveway Parking
- Three Bedrooms
- Separate Utility Room
- Enclosed Rear Garden
- Located Close to Amenities

Approached via a pathway through the well-maintained front garden, the property enjoys an attractive first impression. A generous driveway sits alongside the home, providing ample off-road parking, while the lawn and colourful planted borders enhance its kerb appeal.

Stepping inside, you are welcomed by a central entrance hall, providing access to the principal ground floor accommodation. Spanning the full depth of the property, both the living room and the kitchen/dining room benefit from a dual-aspect design, allowing an abundance of natural light to flow through from the front and rear elevations.

The spacious living room offers a comfortable setting for everyday living and entertaining, with patio doors opening into the conservatory. Overlooking the rear garden, the conservatory provides a bright and versatile additional reception space, with a single door offering direct access outside.

The kitchen/dining room is equally light-filled and features a range of contemporary white gloss wall and base units, complemented by contrasting black worktops. Integrated appliances include a single electric oven with a gas hob above, while there is further space and plumbing for a dishwasher and a freestanding fridge/freezer. There is ample space at the far end of the room for a family dining table, creating an ideal setting for both everyday meals and social occasions.

Leading off the kitchen/dining room is a practical utility room, conveniently accessible from both the front and rear of the property. Offering excellent additional storage, the utility also provides plumbing for a washing machine, making it an ideal space for laundry and everyday household tasks. Beyond the utility room is a useful ground floor wet room, complete with a WC and wash basin, with the added benefit of a shower attachment, providing further practicality for busy family life or after time spent enjoying the garden.

Ascending to the first floor, you are welcomed by a spacious and light-filled landing, creating an inviting sense of space. The accommodation is thoughtfully arranged, with the principal bedroom and family bathroom situated to one side, while bedrooms two and three are positioned on the other.

The principal bedroom is a generously proportioned double, complemented by a second well-sized double bedroom. The third bedroom offers a versatile single room, ideally suited as a child's bedroom, nursery, home office or dressing room.

Completing the first floor is the family bathroom, fitted with a contemporary white suite comprising a panelled bath with shower over, pedestal wash basin and WC, all finished in a clean and timeless style.







GARDEN

The enclosed rear garden enjoys a desirable south-easterly aspect, providing a wonderful setting to enjoy the morning and early afternoon sunshine. Thoughtfully arranged with a patio area, level lawn and mature planting, it offers an ideal space for both relaxing and outdoor entertaining. Conveniently accessed via the conservatory from the living room or directly from the utility room, the garden flows seamlessly from the internal accommodation, making it perfectly suited to everyday family life and summer gatherings alike.

DRIVEWAY

The property further benefits from a private driveway, providing off road parking for up to two vehicles.

LOCATION

Positioned in an elevated location towards the top of Portishead, on the sought-after Gordano View, this home enjoys a convenient setting close to a range of local shops and takeaways, ideal for everyday essentials. The bustling Marina and vibrant High Street are both within easy reach, offering an excellent selection of cafés, bars, restaurants, independent shops and leisure facilities, making this a superb location to enjoy all that Portishead has to offer.

AGENT NOTES

M5 (J19) 4 miles, M4 (J20) 12 miles, Bristol Parkway 14 miles, Bristol Temple Meads 11 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Council Tax Band: B

EPC Rating: TBC

Services: All mains services connected.

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





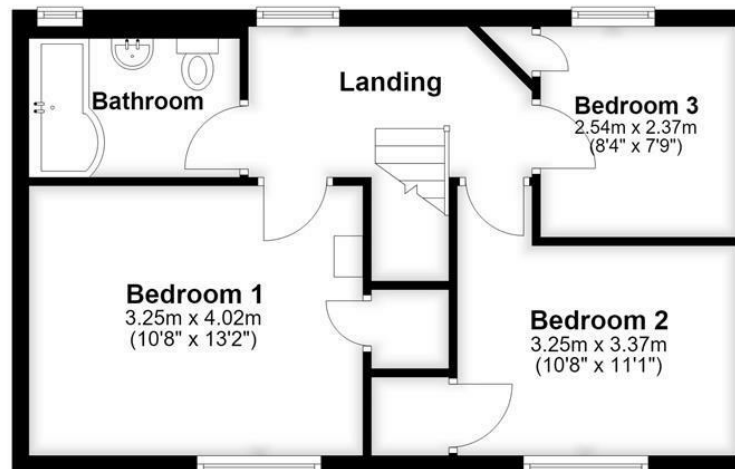
BS20 6NS

Ground Floor

Approx. 52.0 sq. metres (559.9 sq. feet)

**First Floor**

Approx. 44.1 sq. metres (474.3 sq. feet)



Total area: approx. 96.1 sq. metres (1034.2 sq. feet)

AT A GLANCE

TOTAL SQUARE FOOTAGE: 1034.20 SQ FT

COUNCIL TAX BAND: B

RECEPTION ROOMS: 2

BEDROOMS: 3

BATHROOMS: 2

TENURE: FREEHOLD



FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.



HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151

CLEVEDON

28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk

01275 403 660

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla