



16 HONEYLANDS, PORTISHEAD, BS20 6RB

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Approached via a generous driveway with an attractive front garden to one side, this beautifully presented detached bungalow immediately creates a welcoming first impression. Offering spacious and thoughtfully designed accommodation throughout, the home combines contemporary styling with an emphasis on modern open-plan living.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to the principal accommodation. Beautifully presented throughout, the home offers a well-designed layout comprising a generous open-plan kitchen, living and dining area, two double bedrooms and a contemporary shower room.

Positioned across the full width of the rear of the property, the impressive open-plan living space has been thoughtfully designed for modern living and entertaining. Two sets of patio doors flood the room with natural light and create a seamless connection to the rear garden. The stylish kitchen is fitted with a comprehensive range of sleek grey high-gloss wall and base units, complemented by premium white quartz worktops. Integrated appliances include eye-level double ovens and a five-ring induction hob with extractor hood, and space for a fridge/freezer and washing machine. A substantial central island provides additional storage, preparation space and informal seating, making it the focal point of the room.

Both double bedrooms are situated to the front of the property, each benefiting from large double glazed uPVC windows that allow an abundance of natural light to fill the rooms. The principal bedroom is particularly spacious, offering ample room for freestanding furniture, while the second bedroom is also generously proportioned and ideal as a guest room, home office or additional double bedroom.

Completing the accommodation is a beautifully appointed shower room, fitted with a contemporary white suite comprising a walk-in shower, a vanity unit with 'his and hers' wash basins and a WC, finished with luxury vinyl tiled flooring, creating a luxurious and practical space.

### GARDEN

To the rear, the property enjoys a low-maintenance garden, predominantly laid to artificial lawn and complemented by attractive flower and shrub borders. A raised decked seating area provides the perfect space for al fresco dining or relaxing, making the most of the garden's favorable aspect.

### GARAGE & DRIVEWAY

Further enhancing the property is the integral garage, which is accessed directly from the rear garden and benefits from an electric roller door opening onto the driveway. The garage is fitted with a range of base units, together with space for a fridge and tumble dryer, offering excellent storage and utility potential, together with a generous driveway providing off-road parking for up to four vehicles.

### LOCATION

The property's location is a particular highlight, occupying a desirable position on the level at the lower end of Portishead, where a wealth of everyday amenities are within easy reach. The marina, local shops, cafés, restaurants, scenic coastal walks and transport links are all conveniently close by, while the peaceful cul-de-sac setting offers a rare sense of privacy and tranquility.

### 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)

Council Tax Band - C

EPC Rating - C

Services Connected - Mains electricity • Mains gas (for heating, boiler/radiators) • Mains water supply and drainage • Telecommunications/broadband – (superfast broadband available in the postcode area)

Tenure - The property is Freehold.

Local Authority - The local (billing) authority for this address is North Somerset Council.





# FLOORPLAN



Total area: approx. 91.3 sq. metres (983.1 sq. feet)



## GOODMAN & LILLEY BRANCH NETWORK

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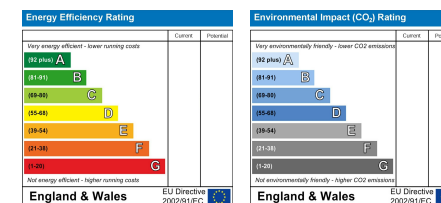
2 Bedrooms  
Tenure - Freehold

- Semi-Detached Bungalow
  - Open Plan Living
  - Enclosed Rear Garden
- Driveway Parking for Multiple Vehicles

1 Reception Rooms  
Total 983.10 sq ft

1 Bathrooms  
Council tax band - C

- Two Double Bedrooms
- Beautifully Presented Throughout
  - Garage with Utility
- Convenient Location



Opening hours vary slightly in each office  
Mon to Fri - Usually 9am till 6pm  
Saturday 9.00am-4.00pm