



9 GAUNTS CLOSE,
PORTISHEAD, BS20 8BL

**GOODMAN
& LILLEY**



THIS ATTRACTIVE THREE-BEDROOM HOME OFFERS WELL-BALANCED ACCOMMODATION ARRANGED OVER TWO FLOORS, PERFECTLY SUITED TO FIRST-TIME BUYERS, YOUNG FAMILIES OR THOSE LOOKING TO DOWNSIZE.

Extending to approximately 789 sq. ft., the property enjoys a practical layout with bright and versatile living space throughout. The ground floor is entered via a welcoming entrance hall which leads into a spacious living room positioned to the front of the property, providing an ideal space in which to relax and entertain. To the rear, the dining room offers ample room for a family dining table and flows through to the kitchen, which is fitted with a range of units and worktop space. Beyond the dining room is a conservatory overlooking the rear garden, creating an additional reception area that can be enjoyed throughout the year.

The first floor hosts three bedrooms arranged around a central landing. The principal bedroom is a generous double room, while the second bedroom also provides comfortable accommodation for guests or children. Bedroom three offers excellent flexibility and would work equally well as a nursery, dressing room or home office. A family bathroom completes the first-floor accommodation.

Outside

The rear garden has been beautifully maintained and thoughtfully landscaped to create a peaceful and inviting outdoor space, ideal for both relaxing and entertaining. Predominantly laid to lawn, the garden is complemented by well-stocked flower and shrub borders that provide colour and interest throughout the seasons. A paved patio area positioned adjacent to the property offers the perfect setting for outdoor dining and seating, while further seating areas throughout the garden create delightful spots to enjoy the sunny aspects. To the rear, a timber garden shed provides useful storage, surrounded by attractive gravelled sections and mature planting which enhance the sense of privacy and tranquillity.

Location

Situated within a quiet and established residential cul-de-sac, 9 Gaunts Close enjoys a highly convenient position close to a wide range of local amenities and excellent transport links. The location is particularly popular with families and professionals alike, offering a peaceful setting whilst remaining within easy reach of Portishead's bustling town centre and waterfront.

Residents benefit from nearby access to highly regarded schools, local shops, supermarkets and leisure facilities, while the nearby High Street and Marina provide an excellent selection of cafés, bars and restaurants.

Portishead itself has become one of North Somerset's most sought-after coastal towns, renowned for its strong sense of community, attractive waterfront and abundance of green open spaces. For those who enjoy outdoor pursuits, the area offers easy access to nearby parks, coastal walks and the Nature Reserve, providing excellent opportunities for walking, cycling and recreation. The location also benefits from superb commuter connections, with convenient access to the M5 motorway network and Bristol city centre. Further enhancing the long-term appeal of the area is the anticipated reopening of the Portishead to Bristol railway line, expected to provide direct rail services into Bristol Temple Meads and significantly improve connectivity for commuters. Combining convenience, lifestyle and accessibility, Gaunts Close remains a highly desirable location for a wide range of buyers.

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: C

EPC Rating: C

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

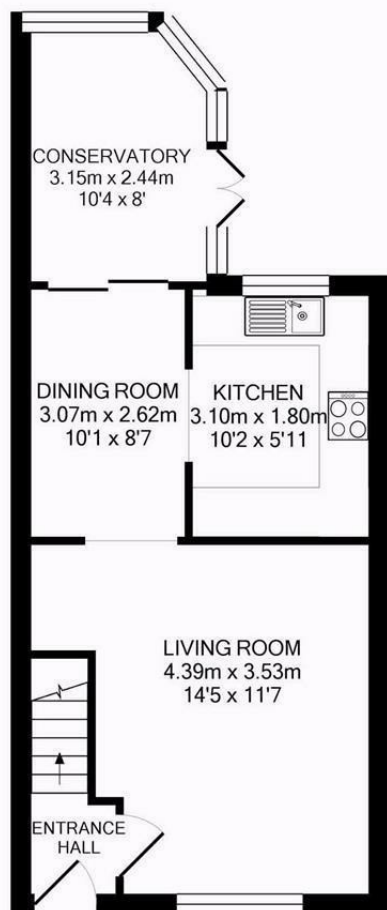
Please note, images have been edited to remove clutter.

- Three-bedroom semi-detached family home
- Approximately 789 sq. ft. of accommodation
- Conservatory overlooking the rear garden
- Ideal for first-time buyers or young families
- No Onward Chain
- Situated within a quiet cul-de-sac location
- Spacious living room and separate dining room
- Beautifully maintained and landscaped rear garden
- Conveniently located close to schools, amenities and transport links

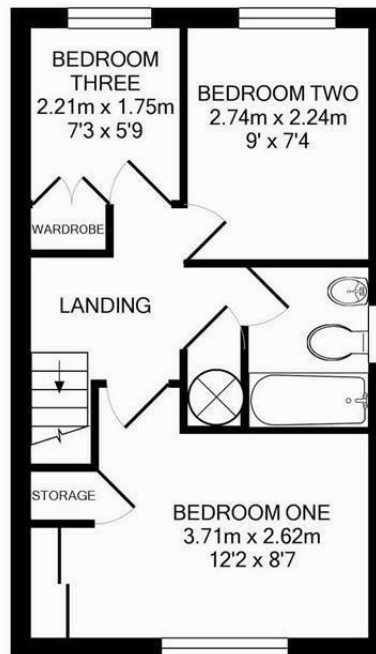


GUIDE PRICE £335,000





GROUND FLOOR
APPROX. FLOOR
AREA 40.0 SQ.M.
(431 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.3 SQ.M.
(358 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.3 SQ.M. (789 SQ.FT.)
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