



96 BROCK END,  
PORTISHEAD, BS20 8AS

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**GOODMAN  
& LILLEY**







# 96 BROCK END

## PORTISHEAD BS20 8AS

# GUIDE PRICE

## £499,950

This stunning 3/4-bedroom detached bungalow, featuring a loft conversion, is quietly located in an established cul-de-sac on the rural outskirts of Portishead, offering a peaceful and private position.

This exceptional property enjoys a peaceful, secluded position at the end of a quiet cul-de-sac and has been thoughtfully extended and improved by the current owners, offering a stylish and contemporary living space. The well-appointed accommodation briefly comprises: an inviting entrance hall, a modern fitted kitchen, a spacious living room, a dining room/optional fourth bedroom, and a superb master bedroom suite with built-in wardrobes and a contemporary en-suite shower room. Additionally, there is a further double bedroom, a shower room, and a utility room on the ground floor. On the first floor, a versatile room provides the perfect space for an extra bedroom, study, or TV room, offering privacy from the main living areas.

Externally, the property boasts private rear gardens and a generous driveway with ample off-street parking for several vehicles, leading to the garage. This property is ideally suited to a range of buyers, including families and those looking to downsize.

### Accommodation Comprising:

#### Entrance Hall

The secure uPVC double-glazed front door opens into a welcoming entrance hall, with doors leading to all principal rooms. The hall features an airing cupboard housing the hot water tank with slatted shelving, two panel radiators, recessed ceiling spotlights, and a natural light tunnel. There is also access to the roof space via a loft hatch, and stairs leading to the first-floor landing, complete with an under-stairs storage cupboard.

#### Kitchen

The kitchen is fitted with a contemporary range of cream-fronted base and eye-level units, complemented by stylish underlighting that enhances the modern feel of the space. The units are designed with ample drawer storage and granite worktop space, which provides both a practical and luxurious surface for meal preparation, along with matching upstands for a sleek finish. The inset 1+1/4 bowl ceramic sink unit is equipped with a single drainer and a stainless steel swan-neck mixer tap, offering both functionality and elegance. For convenience, the kitchen includes an integrated fridge and dishwasher, ensuring a streamlined and clutter-free appearance. A fitted eye-level electric fan-assisted oven allows for easy access when cooking, while the built-in five-ring induction hob offers precision cooking, with an extractor hood above to maintain a fresh atmosphere. Natural light streams through the uPVC double-glazed window to the front, further brightening the space. The kitchen is finished with stylish tiled flooring and recessed ceiling spotlights.

#### Dining Room/Bedroom Four

This generously sized room offers plenty of space to comfortably accommodate a dining table and chairs, making it ideal for both everyday meals and entertaining guests. The room is bright and airy, thanks to the uPVC double-glazed box window at the front, which allows natural light to flood the space. A panel radiator ensures the room remains warm and inviting throughout the year, while the attractive wooden flooring adds warmth and character to the overall aesthetic.

#### Living Room

This generously sized room is both light and airy, creating a welcoming and spacious atmosphere. The secure uPVC double-glazed patio doors provide easy access to the garden, allowing natural light to flood the room and offering a seamless connection to the outdoor space. An electric fireplace, set within an elegant Bath stone-built surround, serves as a focal point of the room, adding both warmth and character to the space. The contemporary-styled vertical radiator complements the modern aesthetic, while a second panel radiator ensures a comfortable temperature throughout. The room is well-equipped with TV and telephone points, making it ideal for relaxing or entertaining. Recessed ceiling spotlights further enhance the room's bright and inviting feel, providing a clean and sleek lighting solution. Additionally, a uPVC double-glazed window to the rear offers further natural light and picturesque views of the surrounding area, making this room a truly pleasant and functional space.

#### Master Bedroom

The impressive master bedroom suite offers a spacious and tranquil retreat, featuring a thoughtfully designed range of fitted wardrobes that provide ample storage and a sleek, modern finish. Secure uPVC double-glazed French doors that open directly onto the garden, allowing for an abundance of natural light to flood the space and providing a perfect spot to enjoy views of the outdoors. A contemporary-styled vertical. Recessed ceiling spotlights illuminate the room, creating a soft and sophisticated ambiance. Additionally, a uPVC double-glazed window to the side further enhances the room with additional light and ventilation, making this master bedroom suite both functional and luxurious, offering a serene and stylish space to unwind.

#### En-suite Shower Room

The shower room is elegantly fitted with a contemporary three-piece white suite, offering both style and functionality. The highlight of the space is the walk-in tiled double shower enclosure, featuring a high-quality fitted shower and a sleek glass screen, providing a luxurious

experience. The wall-hung wash hand basin is set in a modern vanity unit, complete with convenient cupboards beneath for additional storage, and is fitted with a stylish mixer tap. The low-level WC is designed with a clean, minimalist look to complement the overall modern aesthetic. A chrome heated towel rail adds a touch of luxury while ensuring the space remains warm and inviting. Full-height tiling covers all the walls, creating a polished and cohesive finish, while the ceramic tiled flooring adds durability and a contemporary flair. Natural light pours in through the uPVC double-glazed window to the side, further enhancing the sense of space. Recessed ceiling spotlights provide bright, even lighting, completing this stylish and functional bathroom.

#### Bedroom Three

The room features a uPVC double-glazed window to the rear, allowing an abundance of natural light to fill the space and offering pleasant views of the surrounding area. It is thoughtfully fitted with a range of wardrobes, providing ample storage and helping to maintain a clutter-free, organised environment.

#### Shower Room

Fitted with three piece contemporary white suite; comprising tiled double shower enclosure with fitted shower and glass screen, wash hand basin in vanity unit with cupboards under and mixer tap, full height tiling to all walls, low-level WC and chrome heated towel rail, extractor fan, tiled flooring, recessed ceiling spotlights, natural light tunnel.

#### Utility Room

The kitchen is fitted with a matching range of modern wood-fronted base units, featuring both drawers and ample worktop space above. It includes an inset stainless steel sink unit with a single drainer and mixer tap, complemented by tiled splashbacks for easy maintenance. The space is equipped with an extractor fan, and the wall-mounted gas boiler serves the heating system and provides domestic hot water. Plumbing is in place for a washing machine, with space allocated for a freezer and tumble dryer. Natural

light floods the room through the uPVC double-glazed window to the front, while the panel radiator ensures warmth throughout. A secure uPVC double-glazed door leads to the side of the property.

#### First Floor Landing

Double glazed Velux window to rear, door to:

#### Bedroom Two

This flexible room offers a variety of potential uses, ranging from a comfortable bedroom to a quiet study, or even a secondary TV room, providing a peaceful retreat away from the main living space. It is bright and airy, thanks to two double-glazed Velux windows that allow natural light to flood the room.

#### Outside

The rear garden offers a high degree of privacy, providing an ideal sanctuary for relaxation and outdoor enjoyment. With its perfect south-facing orientation, the garden enjoys sunlight throughout the day, creating a warm and inviting atmosphere. Thoughtfully designed to attract local wildlife, the space features naturalistic planting and a charming wildlife pond, encouraging birds and insects to visit and thrive. Several seating areas are strategically placed throughout the garden, ensuring there are plenty of spots to enjoy the sunshine at different times of the day. A conveniently located patio seating area is directly accessible from the living room, making it ideal for outdoor dining or lounging. Additionally, a more secluded seating area, positioned off the master bedroom, provides a peaceful retreat where you can enjoy a morning coffee while soaking in the sun.

#### Garage & Driveway

The detached garage is conveniently approached via a spacious driveway, offering off-road private parking for several vehicles, ensuring ample parking space for residents and guests. The garage is easily accessible through an up-and-over door, providing smooth entry and exit. Inside, the garage benefits from useful eaves storage space, offering additional room for storing belongings or seasonal items. Equipped with both light and power.



- Detached Family Bungalow
- Loft Conversion
- Garage & Driveway
- 3/4 Double Bedrooms
- Immaculately Presented Throughout
- Popular Hillside Location
- Approximately 1329 Sq. Ft
- Southerly Facing Garden
- Viewing Highly Advised



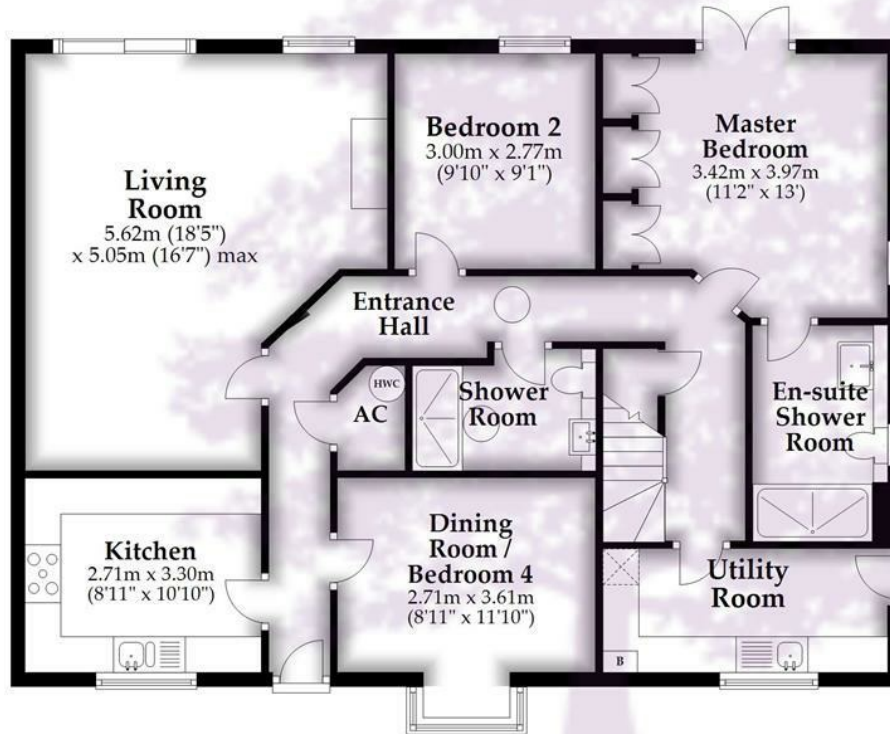


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### Ground Floor

Approx. 104.0 sq. metres (1119.5 sq. feet)



### First Floor

Approx. 19.5 sq. metres (210.1 sq. feet)



Total area: approx. 123.5 sq. metres (1329.7 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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