GOODMAN & LILLEY

24 NORFOLK ROAD, PORTISHEAD, BS20 6YB

GUIDE PRICE £500,000

24 NORFOLK ROAD PORTISHEAD, BS20 6YB

- Four Bedroom Detached Family Home
- Bright & Sunny Accommodation
- Garage & Generous Driveway
- Excellent Potential To Personalise
- Family-Friendly Community Setting
- Sought-After Brampton Gardens Location
- Approximately 1292.4 SQ. FT
- Level Approach To The High Street
- Close To Schools & Amenities
- Excellent Access To Bristol & Motorway Links

Occupying a sought-after position within Brampton Gardens, this spacious four-bedroom detached family home offers well-balanced accommodation and an exciting opportunity for a purchaser to create a home tailored to their own tastes and requirements.

Lovingly maintained and exceptionally well cared for, the property is presented in clean and tidy condition throughout whilst offering excellent scope for cosmetic improvement. Ideally located within easy reach of highly regarded schools, local amenities and transport links, this versatile home is perfectly suited to growing families, downsizers seeking generous living space, and buyers looking to establish themselves within this popular residential setting.

Brampton Gardens is a particularly popular and family-friendly setting, known for its neighbourly community atmosphere, nearby green spaces and convenient access to the High Street, local shops and everyday amenities. The property also benefits from excellent connectivity to Bristol, the motorway network and the beautiful surrounding countryside, making it an ideal choice for commuters and families alike. In addition, the home is well insulated, creating a warm and comfortable living environment throughout the year, and benefits from useful attic storage space.

Upon entering the property, you are welcomed by a spacious entrance porch with access to a convenient cloakroom/WC. A further door leads into the central hallway, where stairs rise to the first-floor landing. Beneath the stairs is a useful recess, currently utilised as a home office space, alongside a practical storage cupboard. Doors lead to the living room and kitchen, whilst the hallway also opens through to the dining room, creating a well-connected and versatile ground floor layout.

The spacious living room enjoys a pleasant outlook over the rear garden and provides direct access outside, creating an ideal space for both relaxing and entertaining. Open-plan to the dining room, the layout offers a wonderful sense of space and flow, whilst buyers may wish to note that French doors could be reinstated between the two rooms if a more separate arrangement is preferred. Positioned to the front of the property, the generous dining room offers ample space for formal dining and enjoys an attractive front-facing aspect.

The kitchen is well-appointed with a range of fitted units and work surfaces, providing excellent storage and preparation space. Adjacent to the kitchen, the utility room offers additional practicality with space for laundry appliances and further storage, helping to keep the main kitchen area clutter-free.

The first floor offers four well-proportioned bedrooms, comprising three generous double bedrooms and a good-sized single bedroom, providing flexible accommodation for families, guests or those working from home. Serving the bedrooms is a spacious four-piece family bathroom, fitted with a bath, separate shower enclosure, vanity wash hand basin and WC.

The property further benefits from useful attic storage, offering valuable additional space for seasonal items and household belongings.

OUTSIDE

The enclosed rear garden enjoys an easterly aspect and is predominantly laid to lawn, complemented by attractive flowering shrub borders. A patio extends across the rear of the property and is directly accessed from the living room, creating an ideal space for outdoor dining, entertaining or simply relaxing whilst enjoying the morning sunshine. To the front, the property benefits from a generous garden which runs alongside the driveway, creating an attractive approach and setting the house comfortably back from the road. The existing driveway already provides ample parking; however, there is potential to extend the parking provision further into the front garden area, similar to neighbouring properties, subject to any necessary consents.

GARAGE & DRIVEWAY

The property is approached via a generous driveway providing ample off-road parking for several vehicles. The driveway leads to a single garage positioned alongside the house, benefiting from an up-and-over door and offering useful storage or secure parking.

LOCATION

Situated in a highly convenient position, Norfolk Road enjoys a largely level walk to Portishead's vibrant High Street, with its excellent range of shops, cafés, restaurants and everyday amenities. The property is ideally placed for families, being within easy reach of well-regarded primary schools and the highly sought-after Gordano School. Excellent transport links include regular bus services to Bristol, easy access to the M5 motorway network and the proposed reopening of the Portishead railway line, further enhancing connectivity. The Marina, coastal walks and leisure facilities are also nearby, making this a superb location for a wide range of buyers.

AGENTS NOTES

Guide Price Of £500,000

Tenure: Freehold

Council Tax Band: E

Local Authority: North Somerset Council

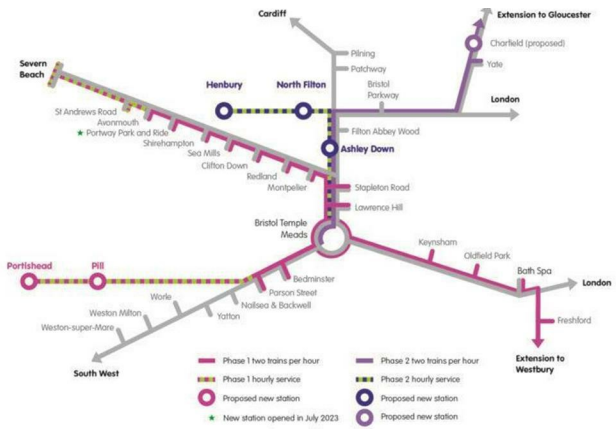
Utilities: Mains electricity, gas, water and drainage

Parking: Private driveway providing off-road parking for several vehicles and a single garage with up-and-over door

Construction: Standard construction (subject to solicitor verification)

Broadband: Superfast broadband is available in the area (buyers should make their own enquiries regarding speeds and availability)

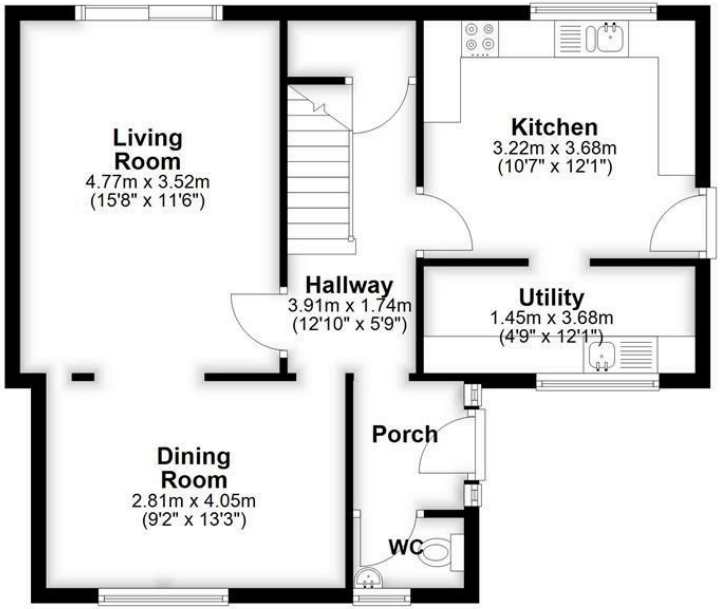
Mobile Coverage: Coverage is available from a range of network providers, subject to handset and tariff


Cardiff
Extension to Gloucester
Charfield (proposed)
Yate
Pilning
Patchway
Severn Beach
Henbury
North Filton
Bristol Parkway
London
St Andrews Road
Avonmouth
Portway Park and Ride
Shirehampton
Sea Mills
Clifton Down
Redland
Montpelier
Filton Abbey Wood
Ashley Down
Stapleton Road
Lawrence Hill
Bristol Temple Meads
Keynsham
Oldfield Park
Bath Spa
London
Portishead
Pill
Bedminster
Parson Street
Nailsea & Backwell
Yatton
Worle
Weston Milton
Weston-super-Mare
Freshford
South West
Extension to Westbury
Phase 1 two trains per hour
Phase 1 hourly service
Proposed new station
New station opened in July 2023
Phase 2 two trains per hour
Phase 2 hourly service
Proposed new station
Proposed new station

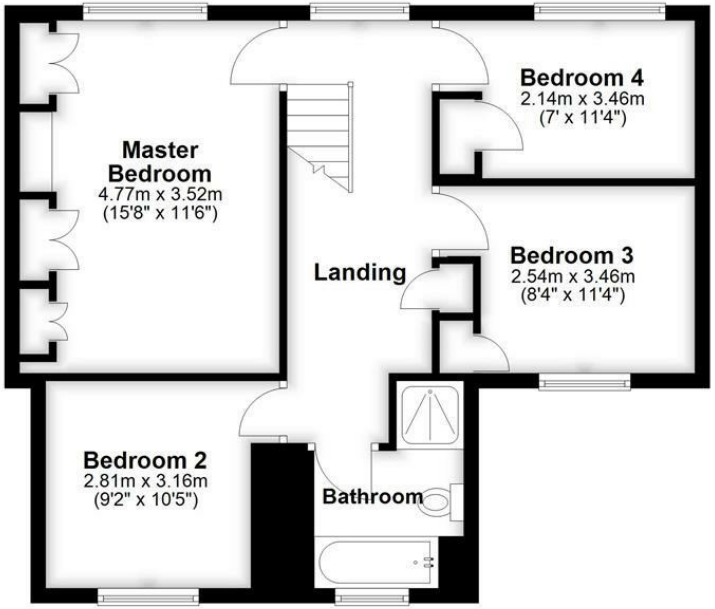
24 NORFOLK ROAD

PORTISHEAD
BS20 6YB

Ground Floor
Approx. 60.0 sq. metres (646.2 sq. feet)



First Floor
Approx. 60.0 sq. metres (646.2 sq. feet)



Total area: approx. 120.1 sq. metres (1292.4 sq. feet)

FLOORPLAN

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

TOTAL SQUARE FOOTAGE
1292.40 SQ FT

COUNCIL TAX BAND : E

RECEPTION ROOM : 2

BEDROOMS: 4

BATHROOMS : 1

FREEHOLD

GOODMAN & LILLEY

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