



30 STONEYFIELDS,  
EASTON-IN-GORDANO, BS20 0LT

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**GOODMAN  
& LILLEY**



# AN OPPORTUNITY TO ACQUIRE A THREE BEDROOM DETACHED BUNGALOW SITUATED IN THE HIGHLY POPULAR VILLAGE OF EASTON-IN-GORDANO.

Set behind a pleasant front lawn garden with colourful floral and shrub borders, a pathway leads to the front entrance. Upon stepping inside, you are welcomed into a central hallway with doors leading through to the main living accommodation. To the front of the property is a spacious L-shaped lounge/diner, enjoying plenty of natural light from large uPVC double-glazed windows to both the front and side aspects. The room offers clearly defined areas for both dining and relaxation, complemented by a gas fireplace set within an attractive stone surround. A further door opens to the side, providing access out into the gardens.

The kitchen/breakfast room is generously proportioned and fitted with a range of wood-fronted wall, base and drawer units with work surfaces over. There is a gas hob, electric fan-assisted oven, space for a dishwasher, and a useful storage cupboard. With ample room for a breakfast table and chairs, the kitchen enjoys uPVC double-glazed windows to the front and side, along with a side door offering access to both the front and rear gardens.

The bungalow offers three well-proportioned bedrooms, including two doubles and a good-sized single. The double bedrooms are positioned to the rear elevation, with the second bedroom benefiting from direct access into the conservatory, which enjoys views across the rear garden and provides a further access point outside. The shower room and all bedrooms are accessed via the inner hall, conveniently positioned between the living room and kitchen.

Outside, the rear garden is a particular highlight—spacious and mainly laid out to lawn, framed by established shrub and hedgerow borders. A large patio stretches across the back of the bungalow, creating an ideal spot to relax and enjoy the sunny southerly aspect. To the rear of the garden, a swing fence opens inwards to an additional parking space, and a further gate provides access to where parking and a garage can be found.

## Location

Nestled in the picturesque Gordano Valley, Easton-in-Gordano is a highly sought-after village that offers the perfect blend of countryside charm and

urban convenience. Located in North Somerset, this peaceful community enjoys an enviable position just a short drive from both Portishead and Bristol, making it an ideal location for families, commuters, and those seeking a more relaxed pace of life without compromising on accessibility. Easton-in-Gordano sits just 3 miles from Portishead, where you'll find a vibrant marina, high street shops, supermarkets, cafés, and leisure facilities. The city of Bristol is also easily accessible—approximately 6 miles away—via the nearby M5 motorway (Junction 19) or the A369, placing the city centre, Temple Meads station, and Bristol Airport all within convenient reach. For those commuting to Bristol or further afield, the location offers excellent road links and access to public transport, with regular bus services running between the village, Portishead, and Bristol.

Easton-in-Gordano is known for its strong sense of community, with a welcoming atmosphere that makes it particularly popular with families and retirees. The village features a well-regarded doctor's surgery, which has built an excellent reputation for patient care and service—a real asset to local residents. The village is also home to a number of community amenities including a village hall, local pub, recreational areas, and various community groups and events throughout the year. The surrounding countryside and nearby Gordano Valley Nature Reserve provide plenty of opportunities for outdoor pursuits such as walking, cycling, and wildlife watching.

Families are well-served by local schools. St. Katherine's School, a well-regarded secondary school, is located within the parish. For younger children, nearby primary schools in Pill and Portishead offer good choices, many of which are rated highly by Ofsted. There is also easy access to independent schools in and around Bristol, making the village an attractive option for a wide range of educational needs.

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- Detached Family Bungalow
  - Garage & Driveway
  - Popular Village Location
  - Quiet Residential Estate
  - Viewing Highly Advised
  - Three Bedrooms
  - Private Rear Garden
  - Conservatory
  - No Onward Chain

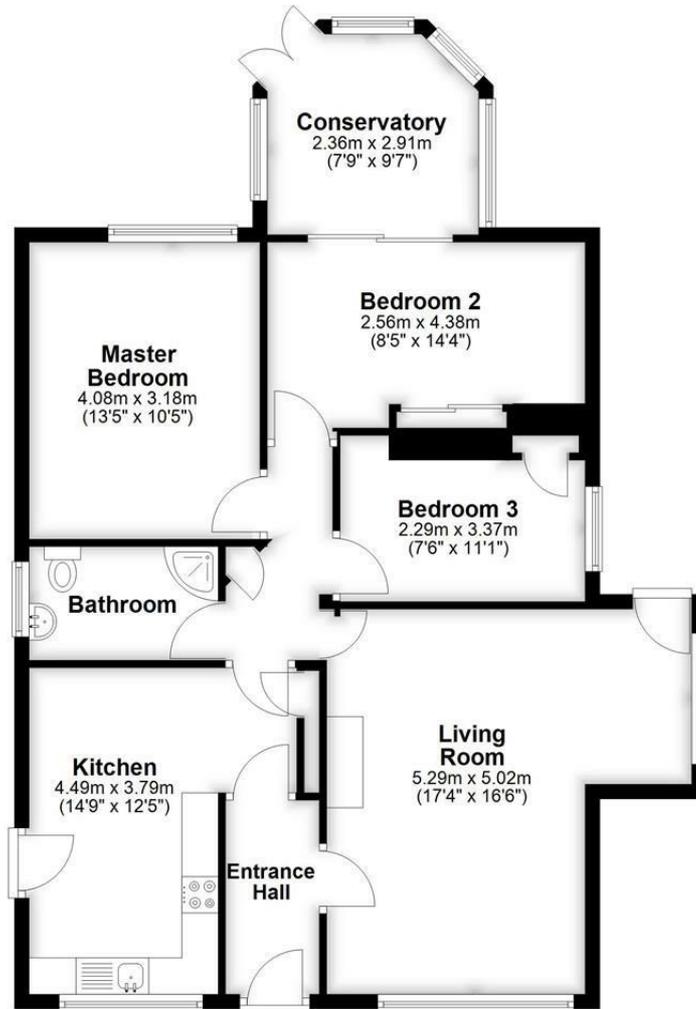


GUIDE PRICE £410,000



## Ground Floor

Approx. 90.3 sq. metres (972.1 sq. feet)



Total area: approx. 90.3 sq. metres (972.1 sq. feet)

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