

30 Norfolk Road, Portishead, BS20 6YB

GOODMAN & LILLEY



A THREE-BEDROOM DETACHED HOME AT THE END OF A QUIET CUL-DE-SAC IN SOUGHT-AFTER BRAMPTON WAY. JUST A SHORT STROLL FROM THE HIGH STREET, WITH DRIVEWAY PARKING, A GOOD-SIZED GARDEN, AND BAGS OF POTENTIAL TO MODERNISE AND ADD VALUE!

A detached three-bedroom property located at the end of a peaceful culde-sac within the ever-popular Brampton Way development. While the home is in need of modernisation, it offers fantastic potential to create a personalised family space. Benefits include driveway parking, a generously sized rear garden, and a convenient location within walking distance of the High Street and its range of shops, cafes, and amenities. An ideal opportunity for those looking to add value in a sought-after area.

# Accommodation comprising

#### Entrance

A bright entrance hall with stairs rising to the first floor and doors leading to the living room, kitchen/diner, downstairs WC, and a convenient walkin shower room—which could easily be repurposed as a utility room if desired.

# Living Room

A great-sized lounge with a large front-facing window that floods the room with natural light, creating a bright and welcoming living space.

#### Kitchen/Diner

The kitchen and diner have been knocked together to create a spacious, generously sized kitchen-dining room, ideal for entertaining. A door and window overlook and provide access to the lean-to conservatory.

# Lean-To Conservatory

The lean-to conservatory is in need of an upgrade and offers doors to both the side driveway and garage, as well as the rear garden.

#### Wetroom

The ground floor wetroom is fitted with a fully sealed floor and retractable panels. This space would make a great utility or storage room.

#### WC

Two-piece suite comprising a low-level WC and pedestal sink.

# First Floor Landing

The first-floor landing has a window to the side aspect and doors leading to all bedrooms, the bathroom, and a hatch providing access to the loft.

#### Bedroom One

A fantastic-sized double bedroom with two windows to the front aspect and a range of built-in wardrobes. Many houses of this design have added an en-suite to this room, subject to necessary checks and approvals.

#### Bedroom Two

A generously sized double bedroom with a window to the rear aspect and a built-in cupboard.

#### Bedroom Three

A generously sized bedroom, ideal as a single bedroom, child's room, or study, with a window to the rear overlooking the garden.

#### Bathroom

Bathroom with a three-piece suite comprising a panel bath, low-level WC, and pedestal sink. Window to the side aspect.

#### Garden

A mature garden mainly laid to lawn with established shrub borders. A courtesy door provides access to the garage.

## Garage

A single garage with up and over door and courtesy door into the garden. Driveway parking for at least three leading to the garage.

- · Detached Family Home
- In Need Of Cosmetic Improvement
- · Kitchen/Diner
- · Cul-De-Sac Location
- · Viewing Highly Advised

- · Three Bedrooms
- Garage & Driveway
- · Level Approach To High Street
- · Popular Location











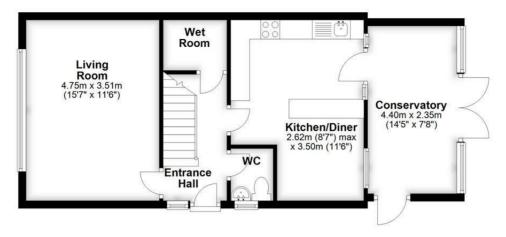






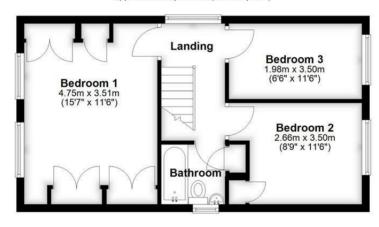
## **Ground Floor**

Approx. 46.4 sq. metres (499.8 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 88.6 sq. metres (953.3 sq. feet)

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