



67 HILLCREST ROAD,
PORTISHEAD, BS20 8HN

**GOODMAN
& LILLEY**







67 HILLCREST ROAD

PORTISHEAD BS20 8HN

GUIDE PRICE

£580,000

Perfectly positioned to make the very best of the Estuary views on offer! This spacious four bedroom two reception home is bursting with potential and presents an excellent opportunity for someone wanting to put their own stamp on their next property. Externally the property offers a tiered garden with excellent views and a garage with light and electric.

Welcome to this charming property located on Hillcrest Road in the picturesque town of Portishead. This delightful house boasts not only a prime location but also a range of wonderful features that make it a truly special find.

As you step inside, you are greeted by two inviting reception rooms that offer ample space for entertaining or relaxing with family. With four generously sized bedrooms, there is plenty of room for everyone to enjoy their own private space. The two bathrooms ensure convenience and comfort for all residents.

One of the standout features of this property is the stunning estuary views that can be enjoyed from various vantage points within the house. Imagine waking up to the sight of the tranquil waters every morning - truly a sight to behold.

The property is brimming with potential, allowing you to put your own stamp on it and create the home of your dreams. Whether you are looking to modernize the interiors or simply add your personal touch, the possibilities are endless.

Step outside to the rear terrace and be greeted by far-reaching views that will take your breath away. This outdoor space is perfect for al fresco dining, enjoying a morning coffee, or simply soaking in the beauty of the surroundings.

In addition, the property comes with a garage equipped with light and electric, providing convenient parking and storage solutions for your vehicles and belongings.

Accommodation comprising;

Entrance

A light filled entrance with an open tread staircase leading to the first floor and doors to the living room, dining room, kitchen/breakfast and downstairs WC.

WC

Two piece suite comprising; Low level WC and pedestal sink. Window to front aspect.

Living room

A dual aspect living room with a window to the front aspect and glazed sliding doors to the rear leading on to the terrace and boasting uninterrupted estuary views. A fireplace gives the living room a real feeling of warmth as well as a focal point. Glazed bifolding doors allow for the lounge to be open plan to the dining room whilst giving the option of a separate and cosy room.

Dining Room

A glazed door and window overlook and lead onto the rear terrace offering incredible Estuary views. Glazed bifolding doors onto the lounge.

Kitchen/breakfast

A range of matching wall and base units with laminate surface over and inset sink and drainer and ceramic hob with extractor hood. Double eye level oven, space for fridge/freezer and dining table. A rear facing window overlooks the garden and estuary view beyond. Door to the utility room.

Utility Room

Window to the front aspect and door to the side giving access to the front and rear garden. A range of cabinets with work surface over and inset sink, built in store cupboard.

First floor landing

Doors to all bedrooms, family bathroom and airing cupboard. A hatch with pull down ladder gives access to the loft space. The loft space has been partially boarded.

Bedroom One

A large double bedroom to the front of the property, two sets of built in wardrobes and door to the en-suite.

En-suite

Recently refitted to a modern standard with a three piece suite comprising; Low level WC, vanity sink with storage under and walk in double shower. Window to the side aspect.

Bedroom Two

Large double bedroom with a floor to ceiling window to the rear aspect offering far reaching Estuary views.

Bedroom Three

A double bedroom with window to the front aspect and ample space for storage.

Bedroom Four

Currently utilised as a study, this room would make an ideal single bedroom, offering estuary views.

Bathroom

Recently refitted to a modern standard with a three piece suite comprising; panel bath with shower over and glass screen, low level WC and vanity sink with storage under. Window to the side aspect.

Garden

The crowning glory of the garden is the raised deck area accessed from the living room and dining room that offers uninterrupted Estuary views. To the lower level there are two lawns with mature borders. To the side of the property is a storage shed. A side pathway gives secure access to the front.

Garage and parking

A single garage to the front of the property with light and electric. Driveway parking for one.



- Stunning uninterrupted Estuary Views
- Four spacious bedrooms
- Mature gardens
- Bursting with potential

- Prime elevated position
- Two reception rooms
- Two bathrooms

- Owned solar panels and cavity wall insulation
- Garage with light and electric
- Master bedroom with En-suite



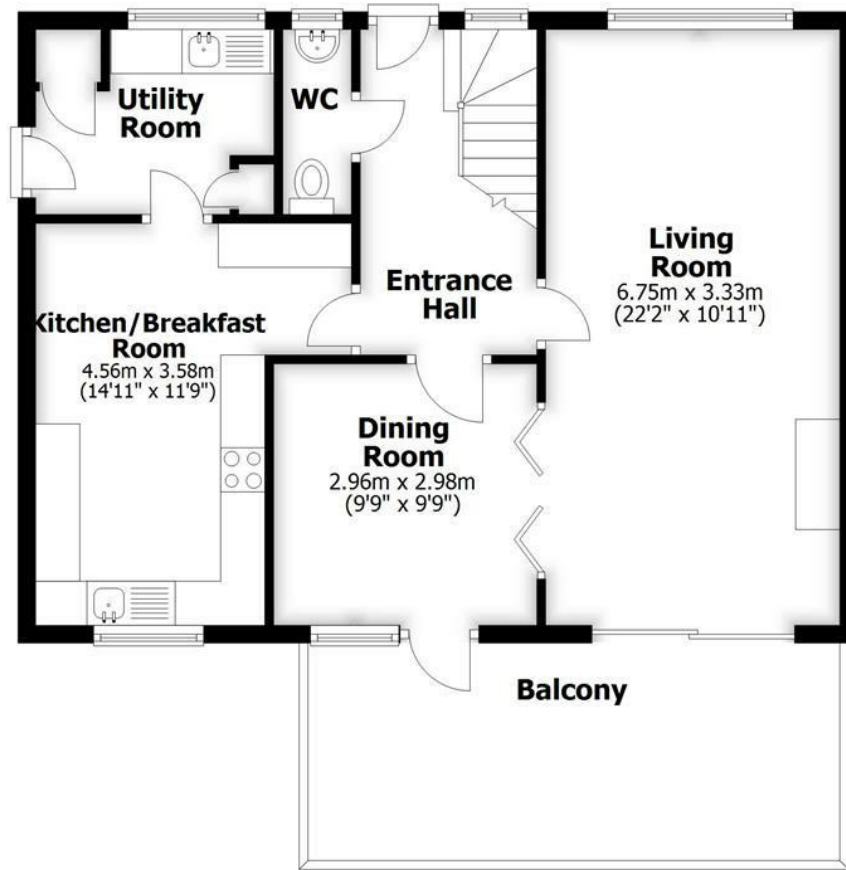


GOODMAN
& LILLEY



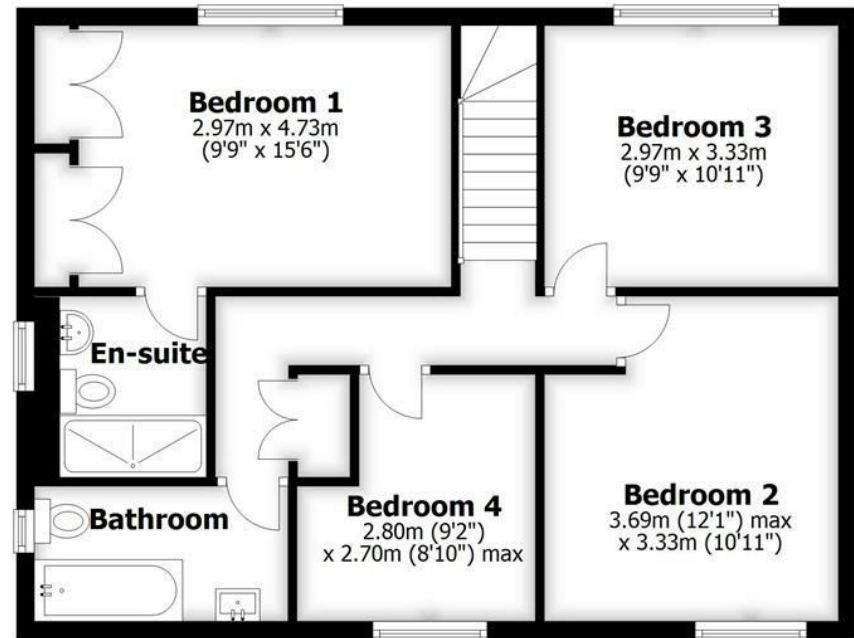
Ground Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



First Floor

Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 123.1 sq. metres (1324.5 sq. feet)

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla