



301 NORE ROAD,
PORTISHEAD, BS20 8EN

GOODMAN
& LILLEY



SITUATED ON THE SOUGHT-AFTER COASTAL ROAD IN PORTISHEAD, THIS FOUR-BEDROOM SEMI-DETACHED FAMILY HOME OFFERS STUNNING VIEWS TOWARDS ST NICHOLAS CHURCH.

Boasting approximately 1,655 sq. ft. of living space, this family home offers incredible versatility for those seeking flexible living arrangements. The property briefly comprises a porch, entrance hall, and a staircase leading to the first floor. The spacious living room enjoys an open, delightful view to the front. The 22' 3" kitchen/dining/family area provides plenty of space for family gatherings, while a playground and garage complete the ground floor. Upstairs, you'll find four generously sized bedrooms and a family bathroom.

Externally, the property benefits from ample off-road parking and expansive rear gardens that are sure to appeal to family buyers. The large garden offers a secure area for children to play and explore, while gardening enthusiasts will appreciate the many vantage points to sit back, relax, and enjoy the stunning views, along with the variety of flowering shrubs and fruit trees that bloom throughout the seasons. M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold (absent landowner with ground rental paid)

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

The owner of the property is an employee of Goodman & Lilley

Location

The convenient location makes it the ideal choice to a variety of purchasers providing easy access to both Portishead's traditional High Street and the delights that the Marina has to offer with a selection of bars and restaurants to enjoy in both locations. The family buyer will enjoy easy walking access to the nearby Lake Grounds allowing children the perfect space to explore or enjoy the various sporting activities the 'Lake Grounds' has to offer.

Accommodation Comprising

Entrance Hall

As you step into the entrance hall, you're immediately welcomed by the warmth and elegance of herringbone oak flooring, which creates a timeless and inviting first impression. The beautiful parquet pattern adds character and charm, setting the tone for the rest of the home. This spacious hallway provides a generous welcome, offering a seamless flow into the rest of the property.

Living Room

This inviting lounge exudes warmth and comfort, featuring a gas fire with wooden surround, perfect for relaxing evenings. The real wooden flooring enhances the room's charm, adding a touch of natural elegance. Large windows flood the space with natural light, creating a bright and airy atmosphere.

Kitchen/Dining Room

This beautifully designed open-plan kitchen diner is the epitome of modern living. The sleek quartz worktops provide a stylish and durable space for meal preparation, while the generous dining area offers the perfect setting for family gatherings or entertaining guests. A large skylight floods the room with natural light, creating a bright and airy atmosphere throughout the day. For added convenience, a walk-in pantry ensures ample storage, keeping your kitchen organized and clutter-free. Sliding doors effortlessly

open onto a patio area and the garden, inviting seamless indoor-outdoor living, ideal for alfresco dining or simply enjoying the peaceful outdoor surroundings. With its combination of functionality and contemporary style, this kitchen diner is the heart of the home.

Playroom

This versatile playroom is a wonderful addition to the home, offering a spacious area for family activities. With a door leading directly onto the patio, it provides easy access to outdoor space, perfect for keeping the kids entertained both inside and out. Additionally, a door leads to the integral garage, offering added convenience and practical storage options. Whether used as a playroom, home office, or additional living space, this room is designed to suit a variety of needs.

Bedroom One

This generously sized master bedroom features built-in wardrobes that provide ample storage while maintaining a sleek, clutter-free look. A large window floods the room with natural light, offering stunning views of the charming church opposite.

Bedroom Two

The second bedroom is a spacious and versatile room, ideal for use as a guest bedroom or children's room. It features a built-in cupboard, providing handy storage space to keep the room organised and clutter-free. Additionally, the cupboard offers convenient access to the loft, offering even more storage options. With its practical layout and ample storage, this room is both functional and adaptable to suit your needs.

Bedroom Three

The third bedroom is a bright and airy space, benefiting from windows to both the front and back of the property. This dual aspect ensures plenty of natural light flows throughout the day, creating a pleasant and welcoming atmosphere.

Bedroom Four

The fourth bedroom is a versatile space, ideal for use as either a bedroom or home office, depending on your needs. It features built-in storage, offering convenient and efficient space to keep your belongings organised. A large window fills the room with natural light.

Family Bathroom

This modern bathroom offers a luxurious and stylish space, designed with comfort and elegance in mind. The walk-in shower features a stunning waterfall shower head and inset to keep toiletries. A freestanding bath offers the perfect spot to relax and unwind, creating a focal point in the room. The heated tiled floor ensures warmth and comfort year-round, while the sleek sink is complemented by built-in storage, offering both practicality and a clean, streamlined look.

Outside

This charming garden offers great potential, with a lovely patio area that provides the perfect spot for outdoor dining. Stairs lead up to a well-sized lawn, offering plenty of space for children to play or for gardening enthusiasts to enjoy. At the top of the garden, you'll find another seating area, ideal for enjoying the evening sun. While the garden is in need of finishing touches, it offers a wonderful blank canvas for you to create your own outdoor oasis and make the most of the space.

Garage & Driveway

The property benefits from a spacious driveway with ample room to accommodate up to three cars, offering convenience and ease of parking. In addition, the integral garage features a roller garage door, The garage is equipped with both light and electricity, making it a practical space for storage, a workshop, or additional usage as required.

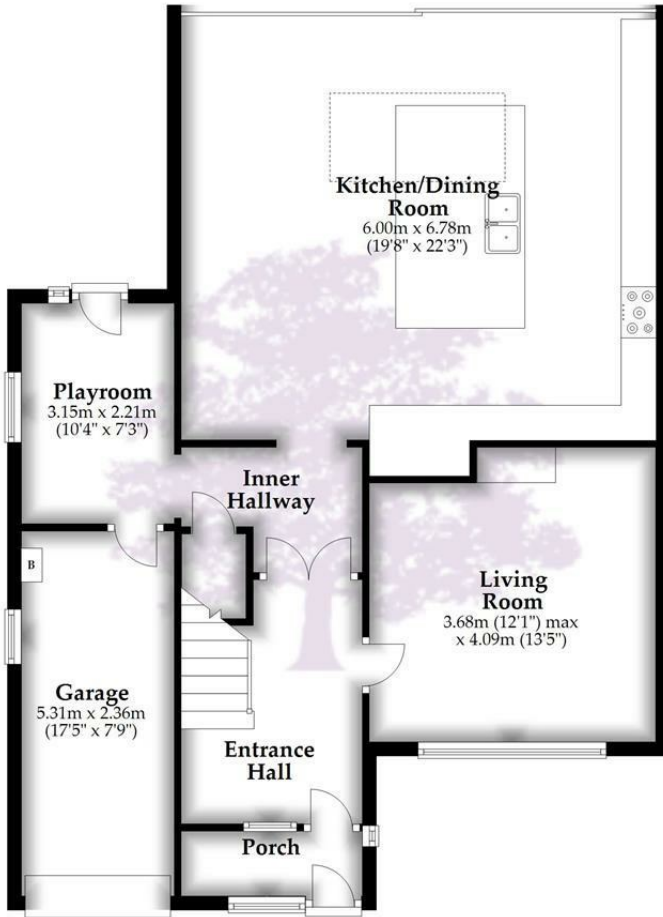
- Semi-Detached Family Home
 - Extended Kitchen/Dining Area
 - Front & Rear Gardens
- Four Bedrooms
 - Two Reception Rooms
 - Popular Coastal Road



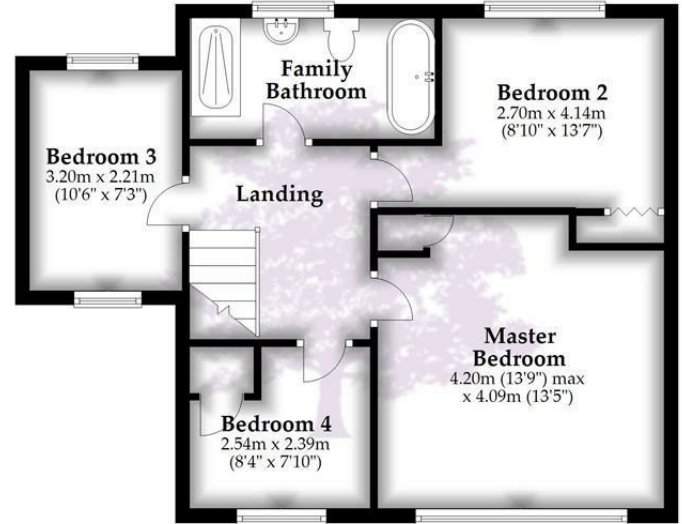
GUIDE PRICE £525,000



Ground Floor



First Floor



Total area: approx. 153.7 sq. metres (1654.9 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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