



30A LOWER DOWN ROAD,
PORTISHEAD, BS20 6PE

GOODMAN
& LILLEY



THIS SUBSTANTIAL, ONE-OFF FAMILY HOME IS PEACEFULLY POSITIONED ON A QUIET ROAD, OFFERING BOTH SPACE AND COMFORT IN EQUAL MEASURE. SET BEHIND AN ATTRACTIVE FRONTAGE, THE PROPERTY FEATURES AN INTEGRAL DOUBLE GARAGE AND GENEROUS DRIVEWAY PARKING. INSIDE, THE WELL-PLANNED LAYOUT BOASTS FOUR DOUBLE BEDROOMS, TWO OF WHICH ENJOY THE LUXURY OF THEIR OWN EN-SUITE BATHROOMS.

You enter the home via a porch with decorative stained-glass panels, leading into a generous entrance hall. Here, an exposed brick feature wall and striking floating staircase create a distinctive focal point. The ground floor offers a spacious and well-planned layout.

The kitchen/breakfast room is practical and versatile, while an exceptionally large L-shaped lounge/diner forms the main hub of the home. This light-filled space enjoys direct access to the garden and the conservatory, and a serving hatch offers a practical link to the kitchen. Also on this level is the integral double garage, a downstairs WC, and a useful coat cupboard, ensuring both storage and convenience for everyday living.

The first floor is arranged around an open landing, giving access to all four generously proportioned double bedrooms, each benefitting from built-in storage. Bedroom two features its own en-suite shower room, while the principal bedroom enjoys a recently replaced en-suite and direct access to a first-floor balcony, offering an elevated outlook towards the valley.

Also on this level is the family bathroom and a door to a storage cupboard, which houses a ladder staircase leading to the loft room. This loft space is a fantastic and versatile area, ideal as a home office, hobbies room, or additional guest accommodation.

Externally, the property sits within a mature, private, and level plot. The rear garden is designed for both relaxation and entertaining, featuring a covered bar area, multiple patio spaces, and a generous level lawn bordered by mature shrubs and trees

— creating a highly sociable hub for the summer months. The garden also benefits from external power points and gated side access to the front of the property.

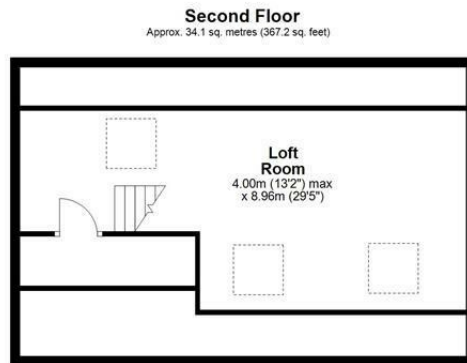
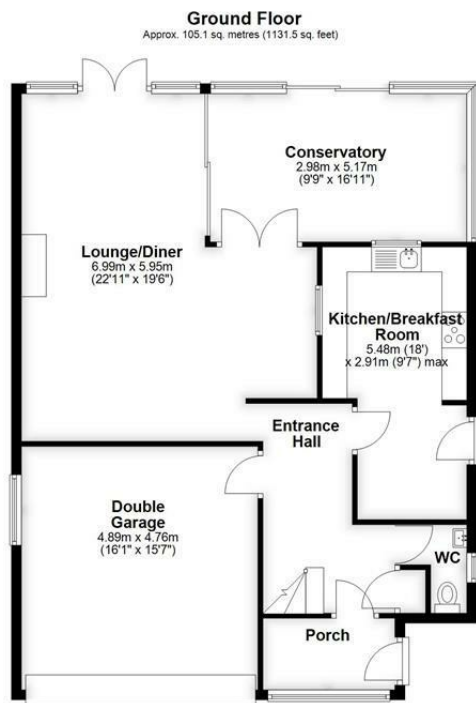
At the front, a large and attractive block-paved driveway provides ample parking for at least four vehicles. This leads to the integral double garage, which is equipped with light, power, and a side window, as well as internal access into the entrance hall.

- Substantial One-off Family Home On A Quiet Road
- Master Bedroom with First Floor Balcony
- Versatile Loft Room Accessed Via Ladder Staircase
- Integral Double Garage
- Well Presented Throughout
- Four Double Bedrooms Two Of Which Are En-suite
- Diverse Accommodation
- Large And Private Rear Garden
- Block Paved Driveway Parking For Four



GUIDE PRICE £650,000





Total area: approx. 212.8 sq. metres (2290.4 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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.