



167 BADGER RISE,
PORTISHEAD, BS20 8NN

**GOODMAN
& LILLEY**







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GUIDE PRICE

£465,000

This beautifully presented family home offers a well-considered layout, combining versatile living space with modern finishes throughout. Thoughtfully extended and enhanced, the property is ideally suited to both everyday family life and entertaining.

Positioned within a quiet cul-de-sac, this attractive family home is approached via a private driveway, neatly bordered by established planting, and accessed through a welcoming front porch. The porch provides practical space for coats and shoes before opening into a central entrance hall, which in turn leads to the principal ground floor accommodation.

The ground floor offers well-balanced living space, comprising a kitchen, open-plan living/dining room, snug and a cloakroom/WC. The kitchen, located to the left of the hallway, is fitted with a range of cream wall and base units complemented by contrasting black worktops and contemporary chrome handles. There is provision for a washing machine and dishwasher, alongside space for a freestanding fridge/freezer and cooker. Dual-aspect windows to the front and side elevations allow for excellent natural light, enhancing the bright and functional layout.

Positioned directly ahead from the hallway is the open-plan living/dining room, the heart of the home, extending to approximately 5.7 metres in length. This well-designed space maximises light and flexibility, making it ideal for both everyday family living and entertaining. The dining area features bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor connection and an excellent setting for al fresco dining, further enhanced by two Velux windows and high-level horizontal windows to either side.

The living area provides a comfortable and versatile space, offering ample room for a range of seating arrangements. A connecting door leads through to the adjoining snug—an excellent additional reception area or cosy retreat—created from the conversion of approximately two-thirds of the original garage. The snug benefits from Velux windows, allowing for plenty of natural light, and features a glass door providing further access to the garden. Outside, a wooden structure forms a

covered seating area, ideal for relaxing or entertaining during the warmer months.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. Bedrooms two and three enjoy a pleasant outlook over the rear garden, while the principal bedroom is positioned to the front of the property.

The principal bedroom is a particularly well-proportioned double, offering a comfortable and inviting space with ample room for a double bed, bedside furniture and additional freestanding storage. The room benefits from good natural light and a practical layout, making it ideal as a relaxing main bedroom. It is further enhanced by an en-suite shower room, fitted with a modern suite comprising a shower, wash basin and WC, providing both convenience and a degree of privacy.

Bedroom two is a well-sized double room, comfortably accommodating a double bed along with space for wardrobes and additional storage, making it ideal as a guest bedroom or second bedroom. Bedroom three is a well-proportioned single room, offering space for a single bed and further furniture such as a desk or storage units, and would also lend itself well as a home office or study.

Completing the first floor is the family bathroom, finished with distinctive black and white tiled flooring and fitted with a white suite comprising a bath with shower over, wash basin and WC.

Garden

Accessed via the living/dining room, the snug, and additional side access, the property enjoys a fully enclosed, westerly-facing garden. The space is thoughtfully arranged with multiple patio seating areas, including a private terrace positioned at the rear of the garden and a covered seating area adjoining the snug, ideal for year-round use.

Garage & Parking

The property benefits from a shortened garage, ideal for storing bikes and outdoor equipment, accessed via a generous driveway providing off-road parking for at least three vehicles.

Location

Situated in Badger Rise at the end of a peaceful cul-de-sac, the property enjoys a quiet and private setting while still being conveniently positioned within Portishead. Residents benefit from easy access to a wide range of local amenities, including the vibrant Marina and High Street, which offer an excellent selection of cafés, restaurants, supermarkets, and leisure facilities, making it an ideal location for both convenience and lifestyle.

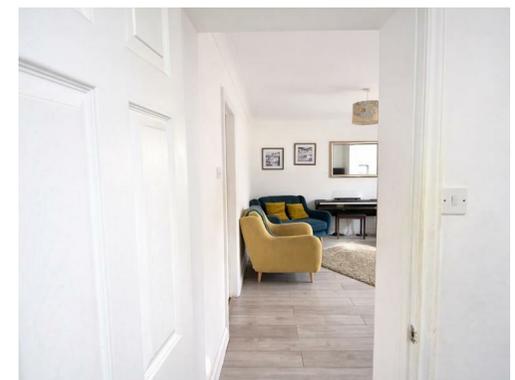
Agent Notes

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: Freehold

Council Tax: Band D

Services & Utilities: Mains electricity, Mains gas central heating, Mains water supply and drainage



- Link Detached Family Home
- Approx 1203 Sq.Ft
- Space for Three Vehicles
- Three Bedrooms
- Separate Kitchen
- Peaceful Cul-De-Sac Location
- Living Dining Room
- Enclosed Rear Garden



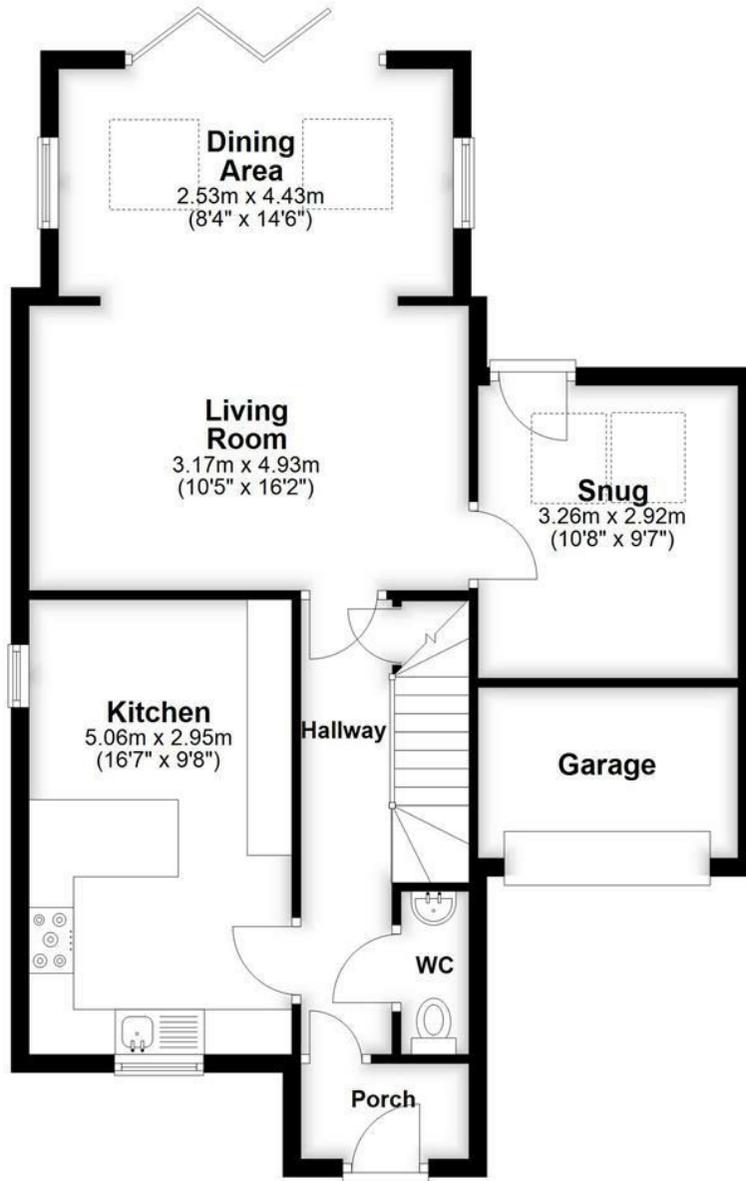


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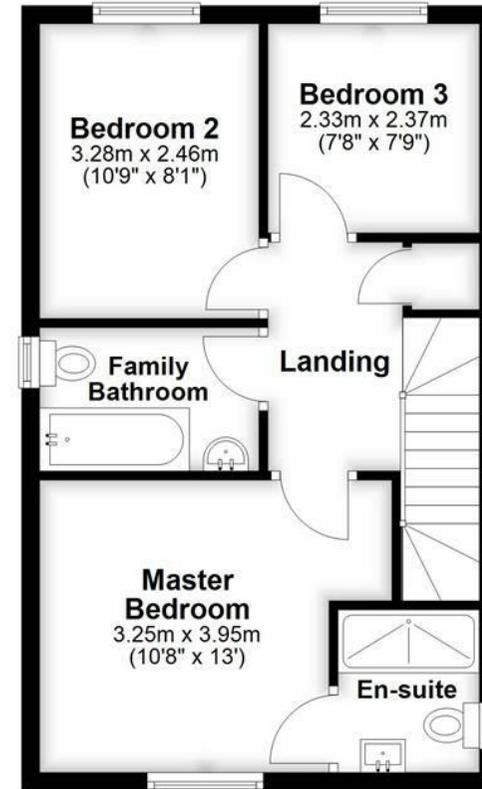
Ground Floor

Approx. 70.7 sq. metres (761.5 sq. feet)



First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



Total area: approx. 111.8 sq. metres (1203.5 sq. feet)

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