



50 NIGHTINGALE RISE,
PORTISHEAD, BS20 8LN

GOODMAN
& LILLEY







50 NIGHTINGALE RISE

PORTISHEAD BS20 8LN

GUIDE PRICE

£535,000

Situated in a peaceful cul-de-sac within the highly sought-after Nightingale Rise development, this spacious detached family home offers an exceptional blend of comfort and convenience. With its versatile layout, generous living spaces, and tranquil setting, it’s the perfect choice for modern family living.

Nestled in a peaceful cul-de-sac within a highly sought-after neighborhood, this impressive four-bedroom detached property offers an ideal family retreat. With a generously sized private rear garden, this home provides a perfect balance of tranquility and convenience. Inside, you'll find spacious and versatile living areas, making it perfect for both entertaining and day-to-day family life. Don't miss this rare opportunity to own a home in such an enviable location

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

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected (but should be checked with your legal representatives)

All viewings strictly by appointment with the agent
Goodman & Lilley - 01275 430440

Accommodation Comprising;

Porch

The property is introduced by a stylish glazed porch, complete with double doors that provide a welcoming first impression. Secure door into the entrance hall.

Entrance Hall

A welcoming entrance hall, which serves as the central hub of the home. From here, doors lead to the bright and spacious living room, a kitchen and a convenient downstairs WC. The staircase rises to the first floor, adding to the functional and well-thought-out layout of this charming property.

Living Room

The generously proportioned living room is a bright and inviting space, featuring a large window to the front aspect that fills the room with natural light. Double doors open into the adjoining dining room, providing the flexibility to create a seamless open-plan layout, perfect for entertaining or family gatherings.

Dining Room

Connected to the living room via double doors, the dining room offers ample space for a family-sized dining table. Glazed sliding doors lead into the conservatory, creating a light-filled extension of the space, perfect for relaxing or entertaining. A further door provides convenient access to the kitchen, enhancing the flow and practicality of the home.

Kitchen

The kitchen is well-appointed with a range of matching wall and base units, complemented by durable laminate work surfaces. Integrated appliances provide a sleek and functional finish, while the rear-facing window offers delightful views of the garden, filling the space with natural light. An opening leads seamlessly into the utility room, enhancing the practicality of this stylish and efficient kitchen.

Utility Room

The utility room is a practical addition to the home, featuring a range of units with an inset sink for added convenience. There is ample space and provisions for a washing machine and tumble dryer. A part-glazed door provides access to the side aspect, while a wall-mounted boiler is neatly positioned for easy maintenance.

Conservatory

The fully glazed conservatory offers a bright and tranquil space, perfect for enjoying views of the garden in all seasons. Overlooking and providing direct access to the garden, this versatile room is ideal for relaxation or entertaining. It is conveniently accessed via the dining room, seamlessly connecting indoor and outdoor living.

Landing

The landing provides access to all four bedrooms, the family bathroom, and a practical airing cupboard, offering additional storage.

Bedroom One

This spacious double bedroom boasts a large window to the front aspect, filling the room with natural light. A range of built-in wardrobes provides ample storage, while a door leads to the en-suite, adding a touch of luxury and convenience to this impressive bedroom

En-suite

The en-suite features a modern three-piece suite, comprising a single shower enclosure, a low-level WC, and a pedestal sink. A window to the front aspect allows natural light to brighten the space.

Bedroom Two

This generously sized double bedroom enjoys a tranquil setting, with a large window to the rear offering picturesque views of the garden and the fields beyond.

Bedroom Three

This well-proportioned double bedroom features a window to the rear, offering lovely views of the garden and the scenic fields beyond. A versatile space, it's ideal as a bedroom, guest room, or home office.

Bedroom Four

This bright and airy bedroom benefits from a large window to the front aspect, allowing natural light to flood the room. Its generous size provides flexibility for various furniture arrangements, making it a comfortable and versatile space.

Family Bathroom

The family bathroom is fitted with a modern three-piece suite, comprising a bathtub with a shower over, a low-level WC, and a pedestal sink. A window to the side aspect allows natural light to brighten the space.

Integral Garage

The integral garage is a practical and versatile space, featuring an up-and-over door for easy access, as well as light and electricity. A side door provides convenient access to the garden, making it ideal for additional storage or potential workshop use. Driveway parking for two in front of the garage.

Garden

The rear garden is a delightful outdoor space, offering a high degree of privacy and plenty of sunshine throughout the day. It features a well-maintained lawn, mature borders filled with shrubs and plants, and a spacious patio area, perfect for outdoor dining and entertaining.



- Detached Four bedroom Property

• Spacious Accommodation Throughout

• Three Reception Rooms
- Quiet Cul-De-Sac Location

• Private Rear Garden

• Driveway Parking For Two
- En-suite And Utility Room

• Integral Garage

• Sought After Location



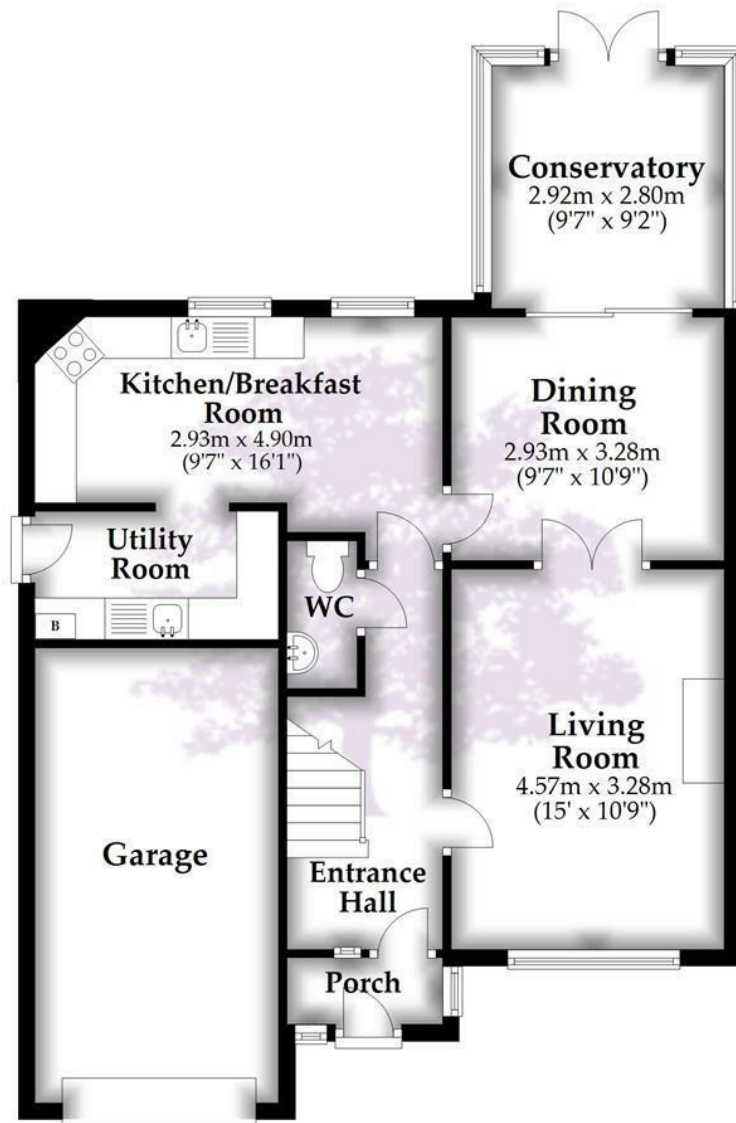


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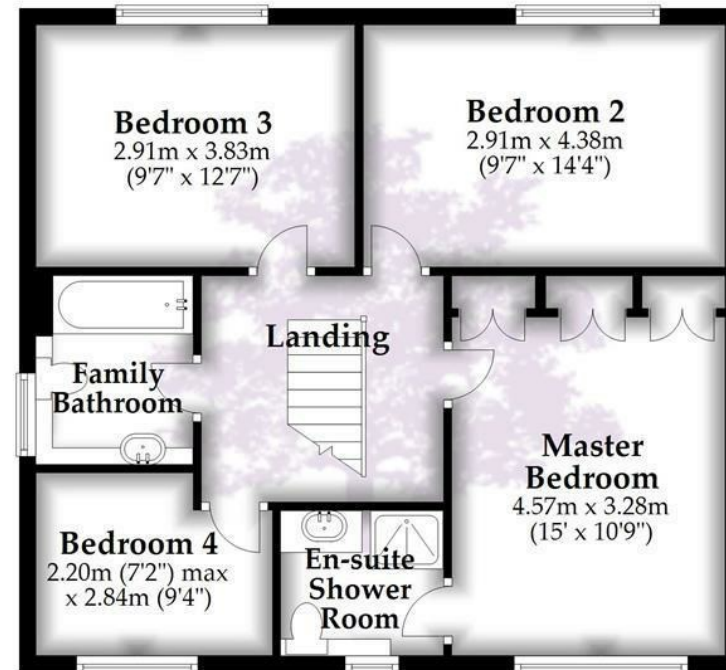
Ground Floor

Approx. 78.4 sq. metres (843.4 sq. feet)



First Floor

Approx. 62.8 sq. metres (676.3 sq. feet)



Total area: approx. 141.2 sq. metres (1519.7 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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