



58 CONFERENCE AVENUE,
PORTISHEAD, BS20 7LF

GOODMAN
& LILLEY



A WELL-PRESENTED THREE BEDROOM DETACHED HOME IN THE HIGHLY SOUGHT-AFTER DEVELOPMENT OF "THE VALE", THIS BEAUTIFULLY PRESENTED THREE-BEDROOM DETACHED PROPERTY OFFERS SPACIOUS AND VERSATILE LIVING, PERFECT FOR MODERN FAMILY LIFE.

Upon entering the property, you are welcomed by a bright and inviting entrance hall, which provides access to a convenient WC, the integral garage, and a side door to the exterior. From the hall, you are led into the spacious living room, presented in immaculate condition with a warm and welcoming feel. To the rear, a truly stunning kitchen/living/dining area has been tastefully modernised to create a stylish and functional heart of the home. The fitted kitchen features a peninsula island, perfect for casual dining or entertaining, along with ample space for a sofa. Glass double doors open into a fully glazed dining area, which floods the space with natural light and offers a seamless connection to the rear garden.

On the first floor, the property boasts three generously sized double bedrooms, all benefiting from built-in wardrobes. The main bedroom enjoys the added luxury of a modern en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

Outside

The rear garden is designed for low-maintenance living, with artificial lawn, pretty planted borders, and a fully enclosed setting —perfect for relaxing or entertaining outdoors. A side pathway provides easy access to the front of the property, where you'll find a driveway with parking for two vehicles leading to the integral single garage.

Location

Situated on this popular modern development, 'The Vale' offers the family purchaser the ideal location to be close to the nearby primary schools, walking distance to the nearby shopping

facilities, or whether its just cycling through the many park areas. The property is also conveniently located within a five minute drive of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose on the marina. It also offers a large number of out door activities both water based, with the Sailing Club and Portishead Marina, and outdoor pursuits such as the open air lido and parks within North Somerset.

With properties of this nature rarely available in this unique location, don't delay, contact Goodman & Lilley and speak to one of our property professionals to arrange your next appointment to view.

Addition Information

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Mains Gas, Electric, Water, Drainage.

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

- Detached Family Home
- Modern Open-Plan Kitchen/Living/Diner
- Well Presented Throughout
- Sought After Location
- Viewing Highly Advised

- Three Double Bedrooms (Master En-Suite)
- Quality Kitchen
- Single Integral Garage & Driveway
- Close To Amenities

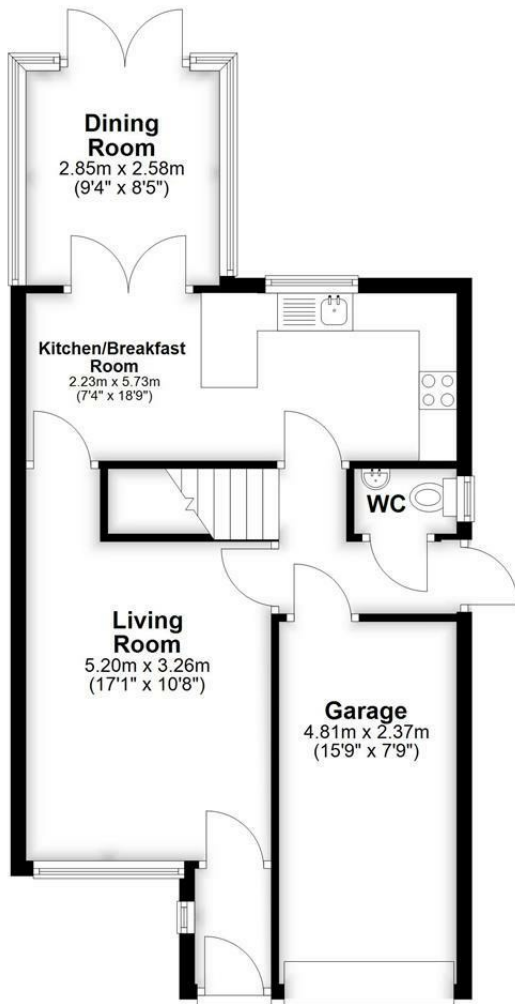


GUIDE PRICE £475,000



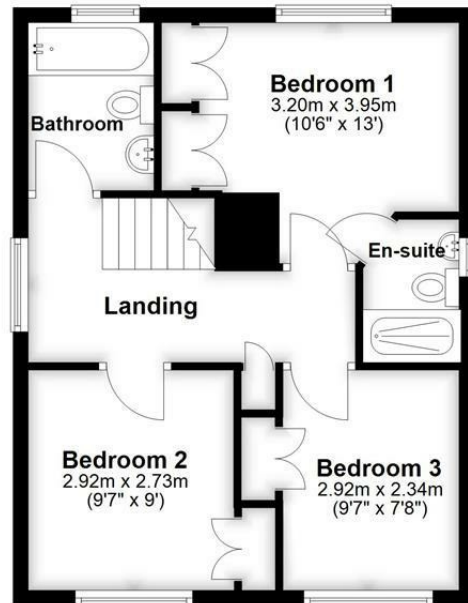
Ground Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 99.5 sq. metres (1071.2 sq. feet)

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