



3 MANOR CLOSE,  
PORTISHEAD, BS20 8NX

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GOODMAN  
& LILLEY











# 3 MANOR CLOSE

## PORTISHEAD BS20 8NX

GUIDE PRICE  
£614,995

A substantial detached family home tucked away in a well-maintained and sought-after cul-de-sac. This deceptively spacious property features four double bedrooms and two reception rooms. The home further boasts a south-facing garden, a sweeping driveway, and a double garage.

Located in a quiet and desirable cul-de-sac, this deceptively spacious four-bedroom detached home offers generous living space ideal for modern family life. With two versatile reception rooms, a sunny south-facing garden, and a double garage, the property is both practical and full of potential. A sweeping driveway provides ample off-street parking, while the well-maintained setting adds to the home's appeal. Just moments from excellent schools, local amenities, and transport links, this property combines comfort, convenience, and location.

A fantastic opportunity not to be missed—early viewing recommended.

Tenure: Freehold

Council Tax Band: F

### Accommodation comprising;

#### Entrance

A spacious and welcoming entrance hall, featuring an open aspect through to the dining room, with doors leading to the kitchen, living room, guest WC, and a staircase rising to the first floor.

#### WC

A two-piece suite comprising a low-level WC and a pedestal sink, with a window to the side aspect providing natural light.

#### Living Room

The light-filled living room features a large

window and a set of French doors that overlook and open directly onto the sunny south-facing garden, creating a seamless indoor-outdoor living experience.

#### Dining Room

The dining room is open to the entrance hall, creating a wonderful sense of flow and openness throughout the ground floor. A large front-aspect window fills the space with natural light, while a serving hatch to the kitchen adds both charm and convenience.

#### Kitchen

A modern kitchen fitted with a range of sleek cupboards and ample work surface space, complete with an integrated sink and built-in appliances for everyday convenience. A front-aspect window provides natural light, and a door leads through to the utility room for added practicality.

#### Utility Room

The utility room offers a range of cupboards with a convenient worktop and an integrated sink. A door to the side provides easy access to the rear garden.

#### First Floor Landing

A large, sweeping landing with doors leading to all four bedrooms and the family bathroom.

#### Bedroom One

An exceptionally large bedroom featuring an oversized front-aspect window and a full wall of built-in wardrobes, providing ample natural light and generous storage.

#### Bedroom Two

Bedroom two is a generously sized double featuring a dressing area with a range of built-in wardrobes and a sliding door leading to the en-suite bathroom. Two windows to the front aspect fill the room with natural light.

#### En-suite

A modern en-suite comprising a walk-in double shower, low-level WC, and pedestal sink, with a window to the side aspect allowing natural light.

#### Bedroom Three

A large third double bedroom featuring two rear-aspect windows, built-in wardrobes, and ample space for a study area.

#### Bedroom Four

A double bedroom with a window to the side aspect and built-in shelving for additional storage.

#### Family bathroom

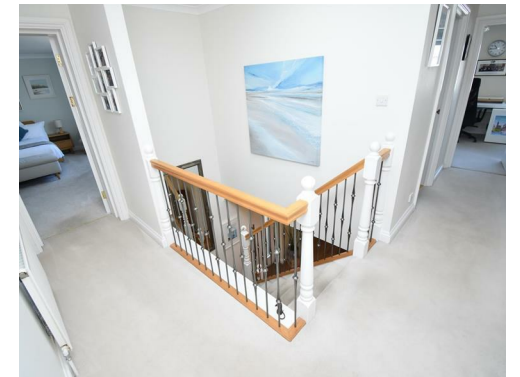
The family bathroom is generously sized and features a four-piece suite including a large bath, low-level WC, pedestal sink, and a corner shower.

#### Garden

The mature and private south-facing rear garden enjoys sunshine throughout the day. A large patio provides the perfect setting for al fresco dining, while a few steps lead up to the sun-bathed lawn bordered by mature shrubs. A courtesy door offers convenient access into the rear of the garage, with side access leading to the utility room door.

#### Garage And Parking

The front garden is laid to lawn, complemented by a long sweeping driveway that provides ample off-road parking and access to the double garage. The garage features a roller door, lighting, electric supply, and a courtesy door leading directly into the garden.



- Substantial Detached Family Home
- Large Master bedroom with Wall To Wall Built In Wardrobes
- Quiet Cul-De\_Sac Location
- Four Double Bedrooms
- Sunny South Facing Rear Garden
- Close To High Down School
- Integral Double Garage And Driveway Parking
- Immaculately Presented Throughout
- Two Reception Rooms







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### Ground Floor

Approx. 86.5 sq. metres (931.0 sq. feet)



### First Floor

Approx. 86.5 sq. metres (931.0 sq. feet)



Total area: approx. 173.0 sq. metres (1862.0 sq. feet)

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