



23 The Finches, Portishead, BS20 7NE  
Guide Price £585,000

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This beautifully extended four-bedroom semi-detached family home is located on one of the most sought-after roads in the Village Quarter, offering stunning open views of the Nature Reserve.

The light-filled, extended accommodation is spread across two floors and comprises an entrance hall, cloakroom, living room, kitchen/breakfast room, and family room. Upstairs, you'll find four bedrooms, two of which feature en-suites, along with a dressing room and a recently refitted family bathroom. Outside, the property boasts a generous rear garden, primarily laid to lawn, with a wonderful summerhouse/office located to the rear. The front garden is also lawned with shrub borders and enclosed by estate fencing. A short walk away is the garage, with a gated driveway providing additional parking.

Conveniently located within the development, the property is ideal for family living, being close to Trinity Primary School, Portishead Primary School, Parish Wharf Leisure Centre, the Nature Reserve, and a nearby children's play park.

Properties like this are rarely available, so don't miss out—contact Goodman & Lilley today to arrange your viewing. Call, click, or visit us at 01275 430440 or email sales@goodmanlilley.co.uk.

- Extended Semi-Detached Family Home

• Three Reception Rooms

• Impeccably Presented Throughout

• Highly Popular Design

• Quality Fixtures & Fittings
- Four Bedrooms (Two En-Suites)

• Approaching 1430 SQ FT

• Pleasant Open Outlook

• Enclosed Gardens With Home Office

• Popular Village Quarter Development

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances are approximate).

Tenure: Freehold

Local Authority: North Somerset Council, Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected.

All viewings strictly by appointment with Goodman & Lilley - Call 01275 430440.

Accommodation Comprising:

Entrance Hall

The secure front door opens into the entrance hall, featuring an under-stairs storage cupboard, a radiator, wood flooring, and a telephone point. Stairs lead to the first-floor landing, with a door leading to:

Cloakroom

The cloakroom is fitted with a modern two-piece white suite, including a low-level WC and a pedestal wash hand basin. It features tiled splashbacks, an extractor fan, a radiator, wood flooring, and an obscured uPVC double-glazed window to the front.

Kitchen

The kitchen is fitted with a stylish range of modern white high-gloss eye, base, and drawer units, featuring under-cabinet lighting and granite work surfaces. It includes an inset 1½ bowl stainless steel sink and drainer unit with a mixer tap, integrated dishwasher and washing machine, integrated fridge/freezer plus space for a freestanding fridge/freezer. The kitchen also boasts a gas range cooker with an extractor hood above, a uPVC double-glazed window to the front, and ceramic tiled flooring. A secure uPVC double-glazed door leads to the side, while a concealed gas-fired boiler provides heating and hot water. Open-plan to:

Breakfast/Dining Room

This lovely room seamlessly connects with the kitchen and the main ground-floor living spaces. It features a continuation of the base and eye-level units with a granite work surface, a radiator, and ceramic tiled flooring. Bi-fold doors open to the family room, while French doors lead into the living room.

Family Room

A uPVC double-glazed window to the rear, double-panel radiator, wood laminate flooring, TV & telephone points.

Living Room

A superb addition to the property providing modern, contemporary living; uPVC double glazed window to side aspect, TV & telephone point, secure uPVC double glazed bi-folding doors opening to the rear garden, bringing the outdoors, inside.

Master Bedroom

A uPVC double-glazed window to the rear aspect, radiator, TV and telephone points, secure uPVC double doors leading to a Juliet balcony, open-plan to:

Dressing Room

Space for wardrobes, providing plenty of room for storage.

En-Suite

Fitted with three piece modern white suite comprising; low-level WC, tiled double shower enclosure with mains shower, wash hand basin with cupboards beneath, mixer tap, full height tiling to all walls, heated towel rail, extractor fan, obscured uPVC obscure double glazed window to rear aspect, ceramic tiled flooring.

Bedroom Two

A uPVC double-glazed window to the rear, radiator, TV point, and a door leading to:

En-Suite

Fitted with a modern three-piece white suite, including a low-level WC, a recessed shower enclosure, and a pedestal wash hand basin with a mixer tap. It features tiling to splash-prone areas, a shaver point, an extractor fan, a radiator, and ceramic tiled flooring.

Bedroom Three

Boasting views over the Nature Reserve, this room features secure uPVC double-glazed doors with a glazed Juliet balcony, radiator.

Bedroom Four

A uPVC double-glazed window to the front aspect, radiator.

Family Bathroom

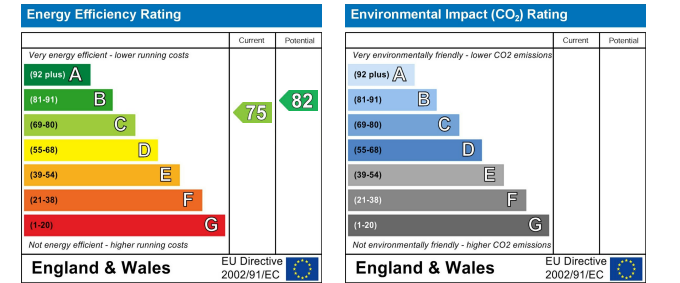
The bathroom is fitted with a modern four-piece white suite, including a low-level WC, a deep-panelled bath with a mixer tap and hand shower attachment, a vanity wash hand basin with cupboards beneath, and a tiled double shower enclosure with a mains shower. The walls are fully tiled, and additional features include a heated towel rail, an extractor fan, a shaver point, and a uPVC obscure double-glazed window to the side. There is also a cupboard with extra shelving, a radiator, and ceramic tiled flooring.

Rear Garden

The enclosed rear garden is mainly laid to lawn, featuring a spacious patio area that can be accessed directly from the kitchen and the bi-folding doors in the living room, offering a perfect space for entertaining family and friends. Towards the rear of the garden, you'll find a quality built summerhouse/home office. The garden also boasts raised, deep-planted borders filled with a variety of shrubs and flowers, adding colour and interest throughout the year.

Garage & Gated Driveway

The garage is accessed via a gated driveway, offering off-road parking for several vehicles, EV charging point, garage entered through an up-and-over door.



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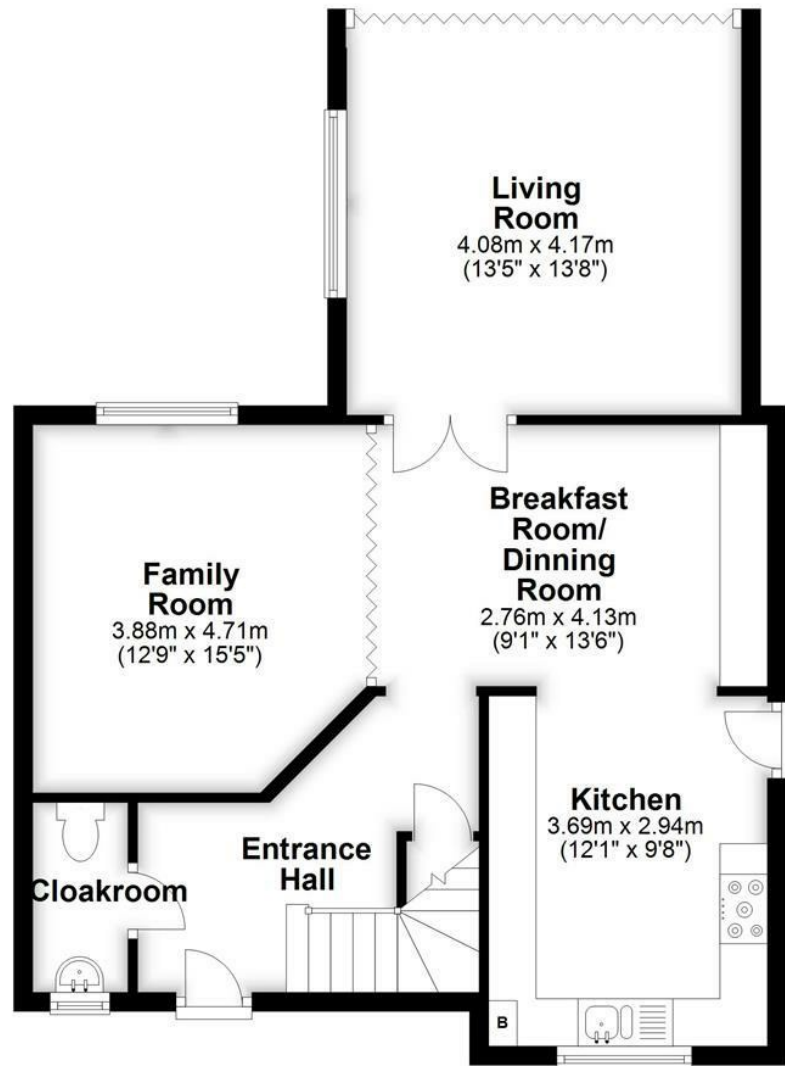






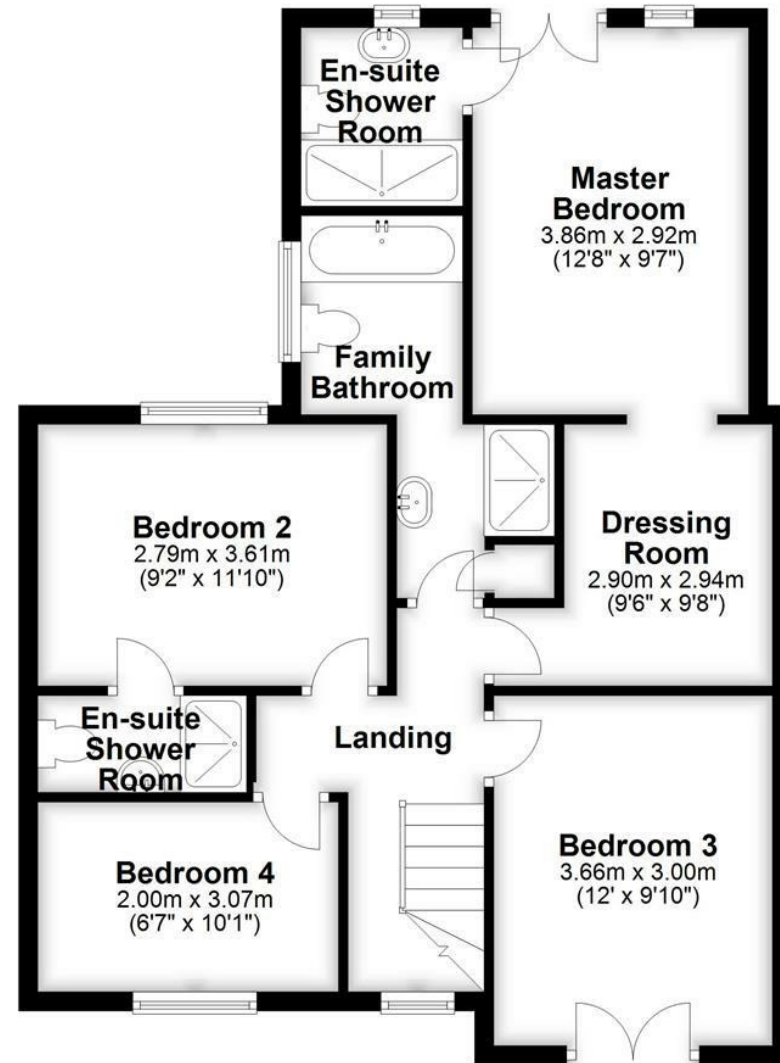
## Ground Floor

Approx. 65.4 sq. metres (703.5 sq. feet)



## First Floor

Approx. 67.3 sq. metres (724.8 sq. feet)



Total area: approx. 132.7 sq. metres (1428.3 sq. feet)



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