



5 NIGHTINGALE RISE,
PORTISHEAD, BS20 8LN

GOODMAN
& LILLEY







5 NIGHTINGALE RISE

PORTISHEAD BS20 8LN

GUIDE PRICE

£535,000

A well-appointed five-bedroom detached family home is located on the edge of the highly sought-after Nightingale Rise development enjoying an open tree-lined outlook.

A peaceful, family-friendly neighbourhood, this property has been thoughtfully designed with family life in mind. The home is traditionally arranged over two floors, and briefly comprises: a welcoming entrance hall, cloakroom, living room, wonderful open-plan kitchen/dining/conservatory, utility room, garage conversion currently used as an office but could be utilised for many other uses. Upstairs, there are four generously sized double bedrooms, including a master bedroom with an en-suite, as well as a family bathroom, the fifth bedroom is a single and completes the living space.

Outside, the rear garden offers a private, southerly facing aspect, enjoying plenty of sunshine and a high level of privacy from neighbouring properties. The garden is mostly laid to lawn, with colourful borders of flora and flowering shrubs. A generous patio area is easily accessed from both the utility room and the conservatory, making it an ideal spot for outdoor entertaining during the warmer months. The front garden is also laid to lawn, with mature hedgerows and floral borders adding to the charm of the property. The garage/storage room is approached via a double-width driveway, providing off-road parking for at least two vehicles. In addition, the property has a further parking bay in front of the property.

Upon entering this exceptional family home, you are immediately greeted by a bright and inviting entrance hallway. The spacious hallway flows seamlessly into the living room, which is bathed in natural light from the window, offering a tranquil and private outlook to the front of the property. The living room provides an ideal space for relaxing and unwinding, with plenty of room to accommodate family gatherings and quiet evenings alike. Conveniently located on the ground floor is a well-positioned cloakroom, adding to the practicality of this thoughtfully designed home.

At the heart of the property is the stunning, open-plan kitchen, dining area, and conservatory. This open-plan space has been meticulously designed to blend style with functionality, offering the perfect environment for both everyday family life and entertaining. The kitchen features a comprehensive range of wall, base and drawer units, complemented by ample granite worktops and integrated appliances, making meal preparation a breeze. The adjoining dining area offers a generous space for family meals and dinner parties, while the conservatory/sitting area provides a light and airy space with panoramic views of the rear garden. This seamless connection between indoor and outdoor spaces makes the entire area feel even more expansive and welcoming.

The ground floor also boasts a separate utility room, adding an extra layer of convenience for day-to-day living, as well as a versatile study/office. Whether you work from home or simply need a quiet retreat to read or relax, this space offers

flexibility to suit your needs.

Moving upstairs, the first floor continues to impress with five bedrooms, four well-proportioned bedrooms and one single, each providing a comfortable and stylish living environment for all the family. The master bedroom has its own private en-suite bathroom, the remaining bedrooms are spacious and bright, each offering ample storage and room for personalization. These bedrooms are serviced by a well-appointed family bathroom, ensuring convenience and comfort for the whole household.

Externally, the property is equally impressive. The beautifully maintained southerly-facing rear garden is predominantly laid to lawn, offering plenty of space for children to play or for gardening enthusiasts to cultivate. A large, well-positioned patio area provides the perfect setting for outdoor dining, barbecues, or summer gatherings with family and friends. The garden is bordered by mature plants and shrubs, creating a peaceful and private outdoor space. For added convenience, side access allows easy movement between the front and back of the property. At the front, a spacious driveway offers off-street parking for numerous vehicles, ensuring that both residents and guests have ample parking available. (The garage has been skilfully converted to create a study/playroom but could be converted back if desired) To the front of the garage is a store area accessed via the up and over doors.

- Detached Family Home
- Open-Plan Kitchen/Dining/Conservatory
- 5 Minute Drive To The High Street & Lake Grounds
- Five Bedrooms (4 Double & 1 Single)
- Edge Of Development With Open Outlook
- Garage Conversion (Playroom/Study & Utility)
- Master En-Suite Shower Room
- South Facing Garden
- Quiet Hillside Location



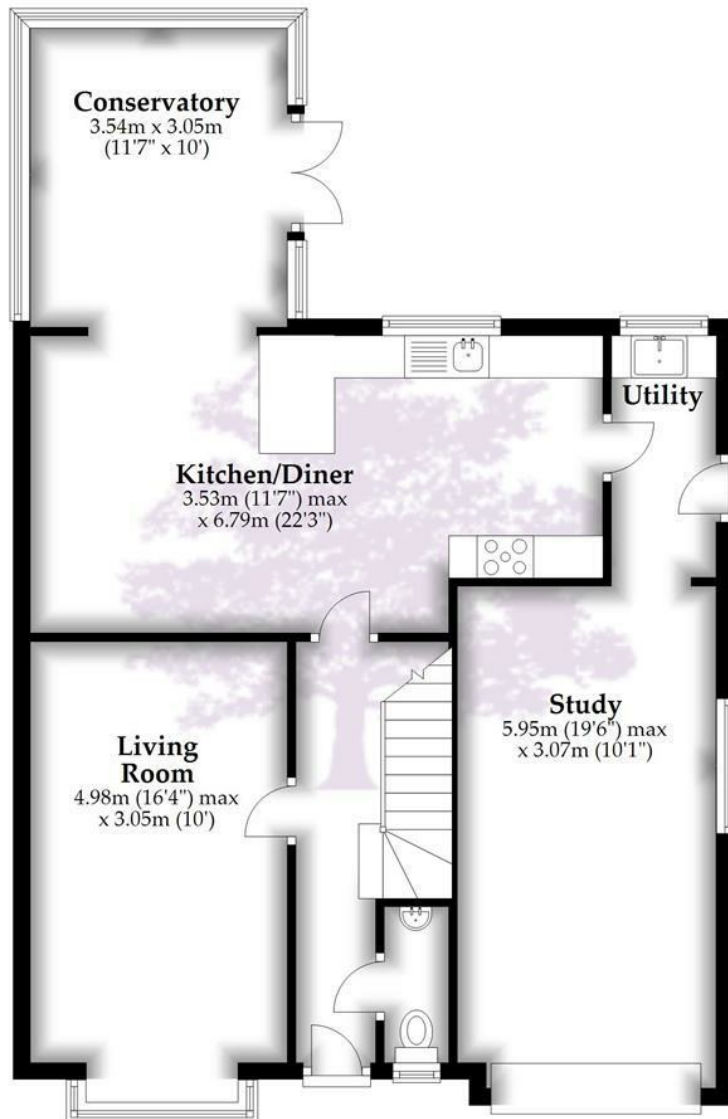




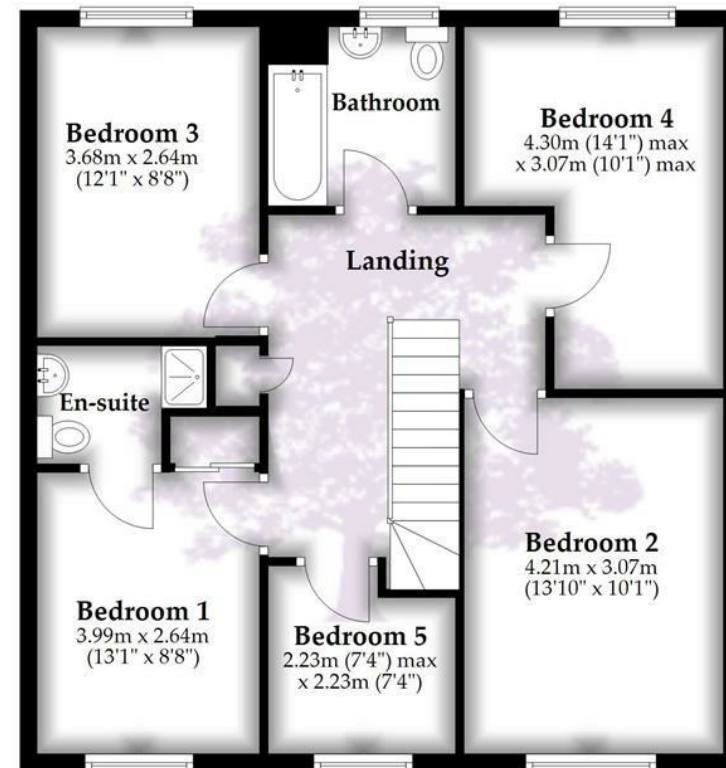
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Ground Floor



First Floor



Total area: approx. 152.3 sq. metres (1639.7 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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