



5 FORGE END,
PORTBURY, BS20 7TY

GOODMAN
& LILLEY



AN ATTRACTIVE AND WELL-MAINTAINED FAMILY HOME, OFFERING SPACIOUS ACCOMMODATION, A FLEXIBLE LAYOUT AND AN IMPRESSIVE TIERED GARDEN WITH FAR-REACHING VIEWS ACROSS PORTBURY.

Upon entering, you are greeted by a welcoming entrance hall that provides access to the principal ground-floor accommodation.

To the right is an impressive dual-aspect living/dining room extending the full length of the property, complemented by a conservatory to the rear, creating a bright and versatile living space. Straight ahead, the kitchen is well appointed with a range of base and wall units, offering generous storage and preparation space.

The kitchen leads through to a useful utility room and a ground-floor cloakroom. From the utility area, there is further access to the rear garden as well as the integrated garage, enhancing both practicality and convenience.

Rising from the entrance hall, the staircase leads to a spacious first-floor landing, providing access to the bedroom accommodation and the family bathroom, which is positioned straight ahead and fitted with a white suite comprising a wash basin, WC and a bath with shower over.

To the right-hand side of the landing are three well-proportioned bedrooms, including one to the rear enjoying views across the garden, along with two front-facing bedrooms overlooking the cul-de-sac, currently arranged as the principal bedroom and Bedroom Three.

To the left-hand side of the landing is the original principal bedroom, which has been thoughtfully reconfigured to create two double bedrooms to suit the current family's needs. This space could easily be reinstated as a single principal bedroom, with plumbing already in the correct area to facilitate the addition of an en-suite, if desired.

Garden

Designed across multiple tiers, the garden benefits from a variety of spaces to relax and entertain, including an upper level with far-reaching views across Portbury, a decked area for evening drinks, and a lower terrace ideal for indoor-outdoor dining.

Garage & Parking

The property benefits from an integrated garage and off street parking space.

Location

Ideally located in the heart of the popular village of Portbury, this property is within easy reach of playing fields, a local park, primary school, and the highly regarded Priory Pub, offering excellent amenities for everyday living.

Agent Notes

M5 (J19) 2 miles, M4 (J20) 10 miles, Bristol Parkway 12 miles, Bristol Temple Meads 9 miles, Bristol Airport 11 miles (distances approximate)

Tenure: Freehold

Council Tax Band: D

Services: All mains services connected. The property also benefits from owned solar panels, providing an energy-efficient addition and helping to reduce running costs.

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

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- Semi Detached Family Home
 - Large Living/Dining Room
 - Enclosed Tiered Garden
 - Integrated Garage
 - Four/Five Bedrooms
 - Conservatory
 - Owned Solar Panels
 - Popular Village Location

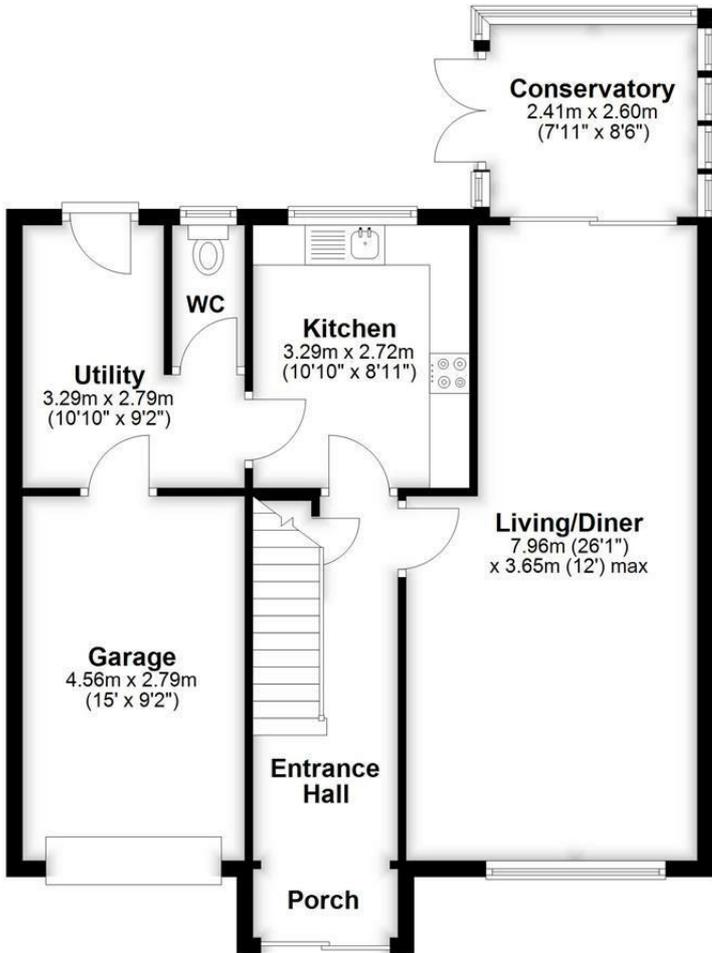


GUIDE PRICE £430,000



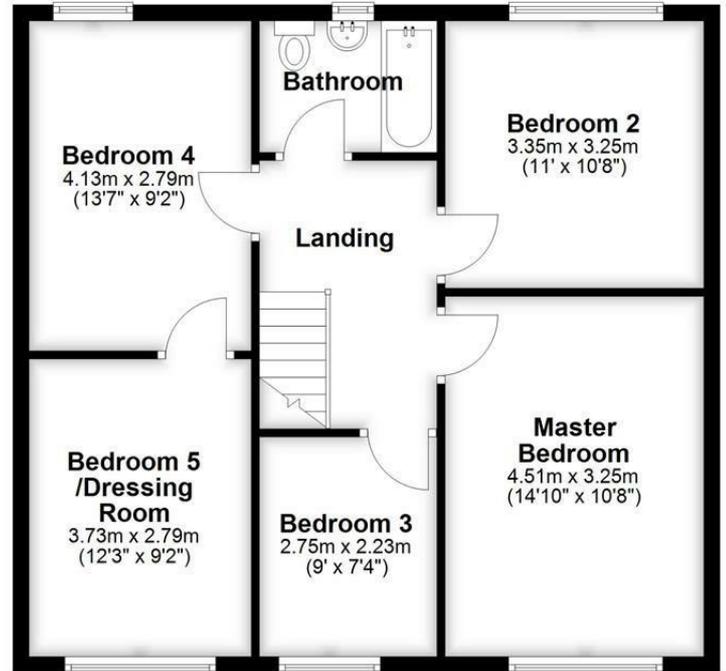
Ground Floor

Approx. 75.6 sq. metres (813.6 sq. feet)



First Floor

Approx. 67.3 sq. metres (724.5 sq. feet)



Total area: approx. 142.9 sq. metres (1538.1 sq. feet)

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