



11 STONECHAT GREEN,
PORTISHEAD, BS20 7NP

GOODMAN
& LILLEY



THIS WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME OFFERS WELL-BALANCED ACCOMMODATION OVER TWO FLOORS AND ENJOYS A CONVENIENT LOCATION CLOSE TO LOCAL SHOPS, LEISURE FACILITIES AND THE POPULAR TRINITY SCHOOL, MAKING IT AN IDEAL PURCHASE FOR A FAMILY BUYER.

The property is arranged over two floors and in brief comprises; entrance hall, cloakroom, open plan kitchen dining room and a living room to the ground floor with both rooms having the benefit of access out on to the low maintenance rear garden, which has been designed into two separate areas, the first provides a entertaining space leading through to an enclosed and safe, side garden which currently houses a shed. The first floor offers three bedrooms, a separate study or nursery, an en-suite to the principal bedroom and a family bathroom. Externally the property benefits from front and rear gardens, driveway providing off street parking for a couple of vehicles leading to the garage.

Add in ease of access to the M5 motorway and Bristol City centre and the various leisure pursuits that Portishead has to offer, this is one property that will appeal to all types of purchasers. With properties of this condition and family homes in short supply be sure to be quick to book your viewing, Call, Click or Come in! 01275 430440/sales@goodmanlilley.co.uk.

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

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

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

Accommodation Comprising:

Entrance Hall

Secure front door opening to the entrance hall, under-stairs storage cupboard, panelled radiator, stairs rising to first floor landing, doors to all principal rooms.

WC

Fitted with two piece modern white suite comprising; wash hand basin, low-level WC, tiled splashbacks, extractor fan, panelled radiator, vinyl flooring.

Kitchen/Dining Room

Fitted with a matching range of modern wood effect laminate fronted base and eye level units with drawers and worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, extractor fan, plumbing for washing machine

and dishwasher, space for fridge/freezer, fitted electric fan assisted oven and built-in four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed windows to front and rear, panelled radiator, vinyl flooring in kitchen area and carpeted in dining area, TV point, secure double glazed door to garden.

Living Room

UPVC double glazed window to front, two panelled radiators, TV & telephone points, secure uPVC double glazed french doors to garden.

First Floor Landing

UPVC double glazed window to front, boiler cupboard housing gas combination boiler serving heating system and domestic hot water and additional shelving, panelled radiator, doors to all bedrooms and family bathroom.

Master Bedroom

UPVC double glazed window to front, panelled radiator, TV point, door to:

En-suite Shower Room

Fitted with three piece modern white suite comprising; tiled shower enclosure with fitted shower and glass screen, pedestal wash hand basin and low level WC, extractor fan, tiled splashbacks, uPVC obscure double glazed window to rear, panelled radiator, recessed ceiling spotlights.

Bedroom Two

UPVC double glazed window to front, panelled radiator, access to roof space via loft hatch.

Bedroom Three

UPVC double glazed window to rear, panelled radiator.

Study/Nursery

UPVC double glazed window to front, over stairs storage cupboard, panelled radiator.

Family Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC obscure double glazed window to rear, panelled radiator.

Outside

Enclosed low maintenance rear garden laid mainly to paving which extend round to the side providing space to house a shed.

Garage & Driveway

The garage is approached over a generous tarmacadam driveway providing off road parking for several vehicles. The garage has an up and over door with light and power connected and eaves storage space.

- Semi Detached Home
- Separate Study/Nursery
- No Onward Chain
- Garage & Double Driveway

- Three Bedrooms
- Master Bedroom with En-suite
- Enclosed Rear Garden
- Prime Village Quarter Location



GUIDE PRICE £440,000



Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 90.1 sq. metres (970.3 sq. feet)

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