



18 GORDANO GARDENS,  
EASTON-IN-GORDANO, BS20 0PD

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GOODMAN  
& LILLEY



# AN EXCITING OPPORTUNITY TO ACQUIRE A FOUR-BEDROOM DETACHED BUNGALOW, POSITIONED ON A GENEROUS CORNER PLOT, AND OFFERING EXCELLENT POTENTIAL FOR MODERNISATION.

This property presents the perfect blank canvas for those looking to put their own stamp on a home. With spacious accommodation throughout and a sizeable garden, it is ideal for downsizers, renovators, or families looking to create their dream home in a desirable residential setting.

Upon entering the property, you are welcomed by a spacious entrance hall with original parquet flooring, which adds a touch of character and leads to all principal rooms. To the front elevation, the kitchen is fitted with a range of wall and base units with worktops over and enjoys a pleasant outlook. While functional in its current form, there is clear scope for updating, with the layout offering the potential to knock through into the adjacent dining area—currently part of the dual-aspect living room—to create a modern open-plan kitchen/dining space. The living room spans along part of the rear elevation and is flooded with natural light thanks to large French doors that lead directly out to a raised patio area, which in turn steps down to the main garden—ideal for relaxing or entertaining in the summer months. Moving through the bungalow, you will find three well-proportioned bedrooms, all of which offer flexibility for use as sleeping accommodation, a home office, or hobby space. A family bathroom and a separate cloakroom complete the internal layout.

Throughout the property, there is significant potential for reconfiguration and improvement, making this an exciting prospect for those looking to create a home tailored to their lifestyle.

## Outside

The rear garden is a standout feature—generous in size, private, and well-established. A variety of mature shrubs and ornamental trees line the borders, creating a peaceful and attractive outlook. The raised patio adjacent to the house provides a perfect spot for outdoor seating or alfresco dining. To one side of the bungalow, a secondary garden area offers additional outdoor space, ideal for extending the garden further, creating a vegetable plot, or even exploring the potential for extending the footprint of the property (subject to the necessary consents). The bungalow also benefits from a garage and driveway, providing off-road parking and useful storage options.

## Location & Local Information

Nestled in the picturesque Gordano Valley, Easton-in-Gordano is a highly sought-after village that offers the perfect blend of countryside charm and urban convenience. Located in North Somerset, this peaceful community enjoys an enviable position just a short drive from both Portishead and Bristol, making it an ideal location for families, commuters, and those seeking a more relaxed pace of life without compromising on accessibility. Easton-in-Gordano sits just 3 miles from Portishead, where you'll find a vibrant marina, high street shops, supermarkets, cafés, and leisure facilities. The city of Bristol is also easily accessible—approximately 6 miles away—via the nearby M5 motorway (Junction 19) or the A369, placing the city centre, Temple Meads station, and Bristol Airport all within convenient reach. For those commuting to Bristol or further afield, the location offers excellent road links and access to public transport, with regular bus services running between the village, Portishead, and Bristol.

Easton-in-Gordano is known for its strong sense of community, with a welcoming atmosphere that makes it particularly popular with families and retirees. The village features a well-regarded doctor's surgery, which has built an excellent reputation for patient care and service—a real asset to local residents. The village is also home to a number of community amenities including a village hall, local pub, recreational areas, and various community groups and events throughout the year. The surrounding countryside and nearby Gordano Valley Nature Reserve provide plenty of opportunities for outdoor pursuits such as walking, cycling, and wildlife watching.

Families are well-served by local schools. St. Katherine's School, a well-regarded secondary school, is located within the parish. For younger children, nearby primary schools in Pill and Portishead offer good choices, many of which are rated highly by Ofsted. There is also easy access to independent schools in and around Bristol, making the village an attractive option for a wide range of educational needs.

- Detached Family Bungalow
- In Need Of Modernisation
- Garage & Driveway
- Cul-De-Sac Position
- No Onward Chain

- Four Bedrooms
- Corner Plot With Generous Rear Garden
- Potential To Extend (STP)
- Popular Village Of Easton-In-Gordano

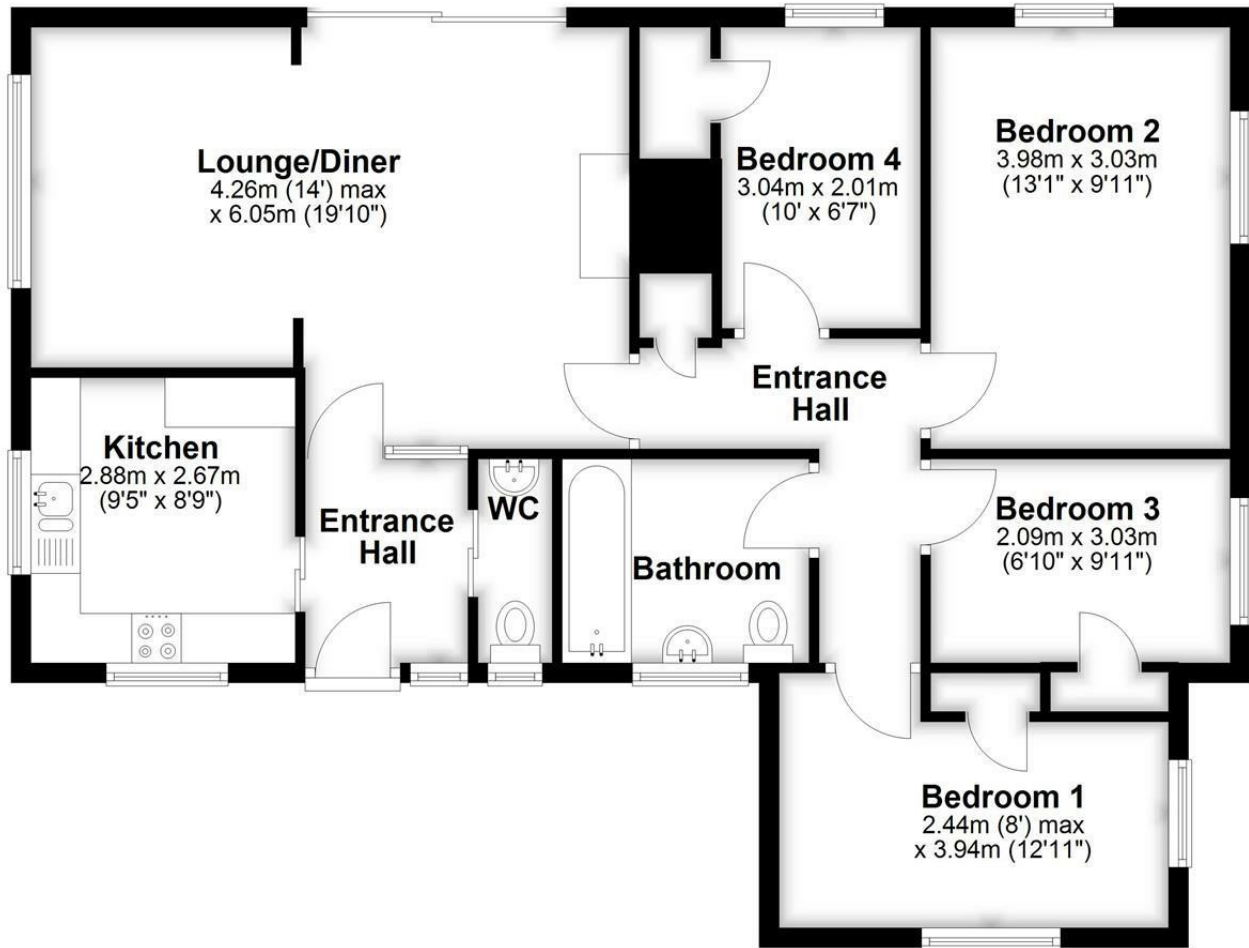


GUIDE PRICE £420,000



## Ground Floor

Approx. 87.7 sq. metres (943.5 sq. feet)



Total area: approx. 87.7 sq. metres (943.5 sq. feet)

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