



52 DOWN ROAD,
PORTISHEAD, BS20 8BH

GOODMAN
& LILLEY



A GOLDEN OPPORTUNITY TO ACQUIRE A 1930'S THREE BEDROOM DETACHED FAMILY HOME WITH POTENTIAL TO EXTEND TO THE SIDE AND REAR OF THE PROPERTY (SUBJECT TO THE NECESSARY PLANNING PERMISSIONS).

On entering, you are greeted by a spacious entrance hall with a cloakroom/shower room and stairs leading to the first floor. The living room, positioned at the front, features beautiful teak flooring, a wood-burning stove, and a bay window that fills the room with natural light. The dining room, perfect for entertaining, is open-plan to the kitchen. The kitchen itself offers ample storage, work surfaces, a Velux window, and access to a bright and airy conservatory with views over the garden. This impressive conservatory offers a generously spacious area, perfect for both relaxing and dining. With ample room for a dining table, it creates an ideal setting for enjoying meals with family or entertaining guests. The large, floor-to-ceiling windows allow natural light to flood the space, enhancing the airy, open feel. Double doors open out onto the beautifully maintained garden, seamlessly blending indoor and outdoor living.

Upstairs, the first floor comprises three bedrooms, including a master bedroom with glimpses of the estuary, a second double bedroom, a single bedroom, and a family bathroom complete with a charming claw-footed bath.

Externally, the property boasts a large garden with a period wall adding character to one side. The garden is laid to lawn with deep-planted borders, a private patio area at the rear ideal for alfresco dining, and additional features such as a potting shed, workshop, and store. A garage, driveway and secondary driveway to side of property to provide ample parking, while the space to the side and rear offers fantastic opportunities to extend the home further.

Situated within a favourable position, close to local amenities and bus routes. Portishead's High Street is close at hand as well as good access to the M5 and Clevedon. With great schools and community services, including the popular Port Marine, Lake grounds, open air and enclosed swimming pools, gyms, riding, yachting, fishing, cycling, rambling, pubs, coffee shops, Waitrose and vibrant restaurants. This is a safe and highly popular area for growing families of all ages and must be visited if you haven't already done so.

Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

M5 (J19) 5 miles, M4 (J20) 11 miles, Bristol Parkway 16 miles, Bristol Temple Meads 13.5 miles, Bristol Airport 14 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected

- Detached Family Home
 - Two Generous Reception Rooms
 - Gardens & Grounds
 - Close To Amenities
 - Spacious Conservatory
- Three Bedrooms
 - Potential To Extend (STP)
 - Popular Hillside Location
 - Garage & Driveway

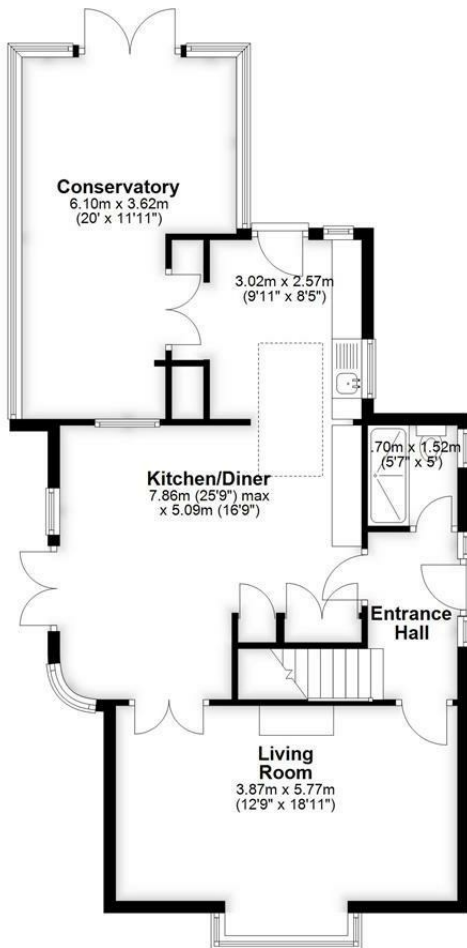


£499,950



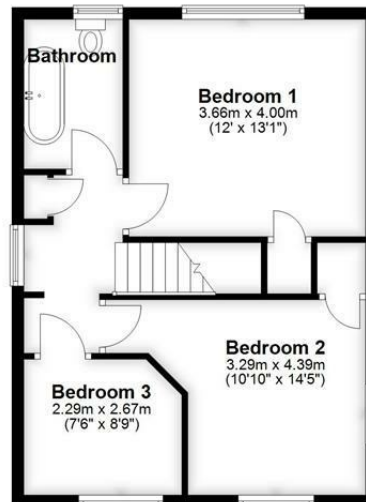
Ground Floor

Approx. 80.4 sq. metres (865.0 sq. feet)



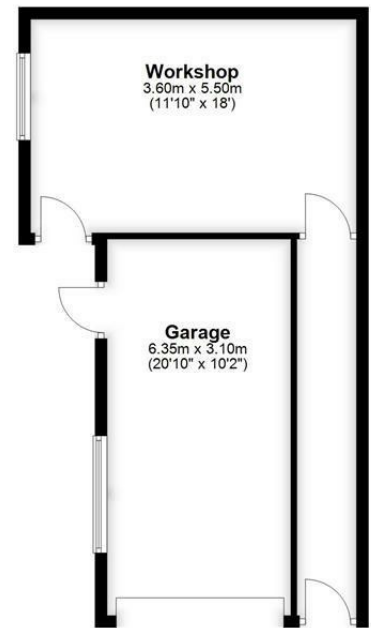
First Floor

Approx. 46.2 sq. metres (497.6 sq. feet)



Garage/Workshop

Approx. 46.9 sq. metres (505.3 sq. feet)



Total area: approx. 173.5 sq. metres (1867.9 sq. feet)

HENLEAZE - 0117 2130777

henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440

sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333

shire@goodmanlilley.co.uk

Zoopla.co.uk

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