



69 THE FINCHES,
PORTISHEAD, BS20 7NE

GOODMAN
& LILLEY



THIS BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI-DETACHED HOME OFFERING A CONVENIENT LOCATION WITH LOCAL SHOPS, LEISURE FACILITIES AND TRINITY SCHOOL ALL CLOSE TO HAND MAKING IT THE IDEAL PURCHASE FOR THE FAMILY BUYER.

The property has been tastefully improved and maintained by the current owners and is arranged over two floors and in brief comprises; a warm and inviting entrance hall, cloakroom, open plan kitchen dining room and living room to the ground floor with rooms both having the benefit of access out on to the beautifully appointed low maintenance rear garden, which has been designed into two separate areas, the first provides a wonderful entertaining space leading through to an enclosed and safe, child play area laid to artificial lawn. To the first floor three well proportioned bedrooms, master bedroom with contemporary fitted en-suite shower room, study/play room or small fourth bedroom and a family bathroom complete the internal accommodation. Externally the property benefits from front and rear gardens, driveway providing off street parking for a couple of vehicles leading to the detached garage with workshop/utility room located to the rear of the property.

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 spacious entrance hall, under-stairs storage cupboard, panelled radiator, telephone point, turned staircase rising to the first floor landing, doors opening to principle rooms.

Cloakroom

Fitted with two piece modern white suite comprising; low-level WC, wash hand basin with vinyl splashback, chrome heated towel rail, extractor fan, vinyl tile flooring.

Kitchen/Dining Room

Fitted with a matching range of modern wood fronted base and eye level units with underlighting and worktop space over, incorporating an inset 1+1/2 bowl stainless steel sink unit with single drainer and chrome mixer tap with tiled splashbacks, extractor fan, integrated fridge, freezer and dishwasher, plumbing for washing machine, fitted electric fan assisted double oven with built-in four ring gas hob and extractor hood over, uPVC double glazed windows to front and rear with fitted plantation shutters to front aspect, panelled radiator, ceramic tiled flooring, TV point, secure double glazed door to garden.

Living Room

A light-filled room with uPVC double glazed window to front with plantation shutters, two panelled radiators, TV & telephone point, secure uPVC double glazed French doors to the rear garden.

First Floor Landing

uPVC double glazed window to front aspect with fitted plantation shutters, cupboard housing wall mounted gas fired combination boiler serving domestic hot water and central heating system with additional shelving, panelled radiator, doors to the bedrooms and the family bathroom.

Master Bedroom

uPVC double glazed window to front aspect with fitted plantation shutters, panelled radiator, TV point, door to:

En-Suite Shower Room

Fitted with a stunning, three piece contemporary white suite comprising; low-level WC, tiled double shower enclosure with drench shower and hand shower attachment, wash hand basin with chrome mixer tap, cupboard under, tiled splashbacks, chrome heated towel rail, extractor fan, uPVC obscure double glazed window to rear, vinyl tiled flooring, recessed ceiling spotlights.

Bedroom Two

uPVC double glazed window to the front aspect with fitted plantation shutters, panelled radiator, TV point, access to predominately boarded roof space via loft hatch with pull down ladder.

Bedroom Three

uPVC double glazed window to the rear aspect with fitted plantation shutters, panelled radiator.

Study/Bedroom Four

uPVC double glazed window with plantation shutters to the front aspect, panelled radiator, telephone points, over stairs storage cupboard.

Family Bathroom

Fitted three piece modern white suite comprising; low-level WC, deep panelled bath with hand shower attachment, pedestal wash hand basin, tiling to splash prone areas, panelled radiator, extractor fan, recessed ceiling spotlights, uPVC obscure double glazed window to rear aspect, vinyl flooring.

Outside

The enclosed rear garden enjoys a westerly orientation and is of a generous size and is laid predominantly to an expansive patio and an artificial lawn which resides to the rear of the garden. The patio provides the ideal place to sit back and enjoy the aspect whilst dining al fresco in the warmer summer months.

Garage/Utility & 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, light and power connected. Secure uPVC courtesy to the side of the garage leads to a useful utility area which is fitted with wall and base units with worksurfaces over, power and light connected.

- Semi-Detached Family Home
- Prime Village Quarter Location
- Garage & Driveway
- Corner Plot Position

- Three Bedrooms + Study
- Westerly Facing Rear Garden
- Impecabbly Presented
- Viewing Highly Advised



GUIDE PRICE £365,000



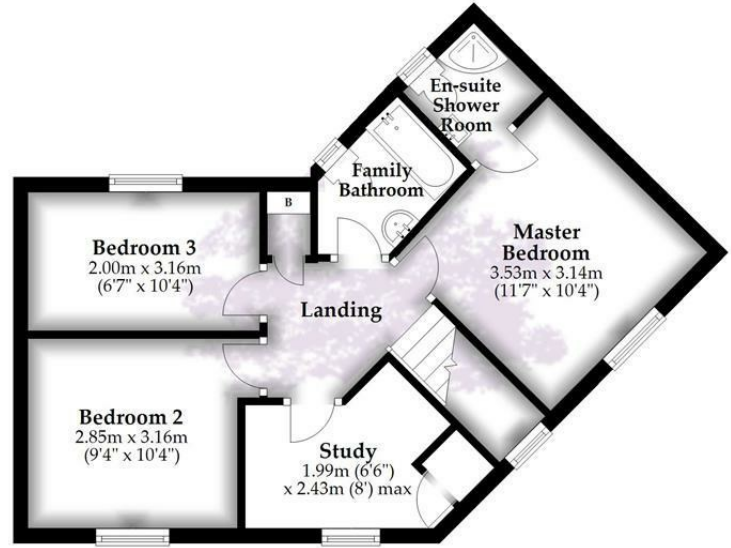
Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 85.0 sq. metres (914.7 sq. feet)

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