



11 DOWN ROAD,  
PORTISHEAD, BS20 6EB

GOODMAN  
& LILLEY







# 11 DOWN ROAD

## PORTISHEAD BS20 6EB

# GUIDE PRICE

## £515,000

A beautifully presented, extended 1930's three bedroom detached bungalow situated in generous secluded gardens.

This wonderful, light and airy all electric home is positioned within a generous plot and in brief comprises; entrance hall, living room which seamlessly interconnects with the dining room and kitchen creating a wonderful modern open plan living space, which is the hub of the home and ideally suited to entertaining visiting family and friends. Three bedrooms, master en-suite shower room and family bathroom complete the internal accommodation to this impeccably presented home. Externally, the property benefits from an expansive block paved driveway providing off street parking for numerous vehicles leading to the front of the home and detached single garage. The enclosed and established rear garden is of a good size, predominantly laid to lawn, shrubs and perennials and is without doubt one of the crowning features of the property.

Suited to a variety of purchasers including those looking to downsize, the flexible accommodation can easily be used to accommodate the needs of visiting family and friends.

Situated within a favorable position at the top of West Hill, 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, shooting, 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.

With bungalows rarely available and selling fast, it is sure to create a lot of interest, don't delay contact Goodman & Lilley to arrange your appointment to view.

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: Water, Drainage, Electric, (Gas available if required).

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

### Accommodation Comprises:

- Beautifully Presented Throughout
- Master En-suite Shower Room
- Popular Hillside Location
- Extended 1930's Detached Bungalow
- Spacious Front & Rear Gardens
- Garage & Driveway
- Three Bedrooms
- South Facing Garden
- Viewing Highly Advised

### Entrance Hall

Secure uPVC double glazed front door opening to a warm, welcoming and spacious entrance hall offering a splendid first impression to the home, economic electric radiator, laminate flooring, doors opening to all principle rooms.

### Living Room

A wonderful bright and airy room with uPVC double glazed bay window to front providing a warm and cosy environment, coal effect electric fireplace set in stone-built surround, two economic electric radiators, laminate flooring, TV point, glazed doors open to the dining room creating a seamless transition between the living and dining space providing the perfect opportunity to entertain.

### Dining Room

A generously sized room, flooded with natural light via an array of full height uPVC double glazed windows to the rear and side and uPVC double glazed doors which lead out to the garden, ample space to position a dining room table and chairs, economic electric radiator, laminate flooring, TV point, open plan to kitchen and door to master bedroom.

### Kitchen

Fitted with a matching range of modern base and eye level units with underlighting, drawers and granite worktop space, inset stainless steel sink unit with stainless steel swan neck mixer tap, integrated with a range of 'Neff' appliances including fridge and dishwasher, integrated

washing machine, fitted eye level electric fan assisted combination microwave oven and mid mounted fan assisted electric oven and grills, built-in four ring induction hob extractor hood over and tiled splash backs, airing cupboard housing hot water tank which provides domestic hot water, economic electric radiator, laminate flooring, recessed ceiling spotlights, open-plan to dining room.

### Master Bedroom

Impressive master bedroom suite with uPVC double glazed window to rear providing a wonderful open aspect over the garden, fitted with a range of bedroom furniture, economic electric radiator, laminate flooring, open plan to:

### En-suite Shower Room

Fitted with three-piece modern white suite comprising; recessed tiled shower enclosure with fitted shower and folding glass screen, wash hand basin with cupboard under, low-level WC, chrome heated towel rail, extractor fan. tiling to splash prone areas, laminate flooring.

### Bedroom Two

uPVC double glazed window to front, fitted double wardrobes with full-length mirrored sliding doors, economic electric radiator, laminate flooring.

### Bedroom Three

uPVC double glazed window to side, fitted double wardrobes, economic electric radiator, laminate flooring, telephone point.

### Family Bathroom

Fitted with three-piece modern white suite comprising; deep panelled corner bath with independent shower over and folding glass screen, pedestal wash hand basin and low-level WC, tiling to splash prone areas, chrome heated towel rail, uPVC obscure double-glazed window to side, laminate flooring, recessed ceiling spotlights.

### Outside

The garden is a beautiful feature of the property, secluded on all sides and sheltered within mature hedging and specimen trees with deep flowering borders providing a degree of interest. The garden is predominately laid to generously lawned garden. An expansive patio seating area adjoins the rear elevation of the home which is partially sheltered, with exterior lighting and provides the perfect space to entertain visiting family and friends whilst taking full advantage of the sun due to the properties highly desired south facing orientation, outside cold-water tap.

### Garage & Driveway

A blocked paved driveway provides off street parking for numerous vehicles leading to the front of the property and extends down the side of the home to the detached single garage, accessed via an up and over door with power and light connected, eaves storage space, uPVC double glazed windows to side and rear.





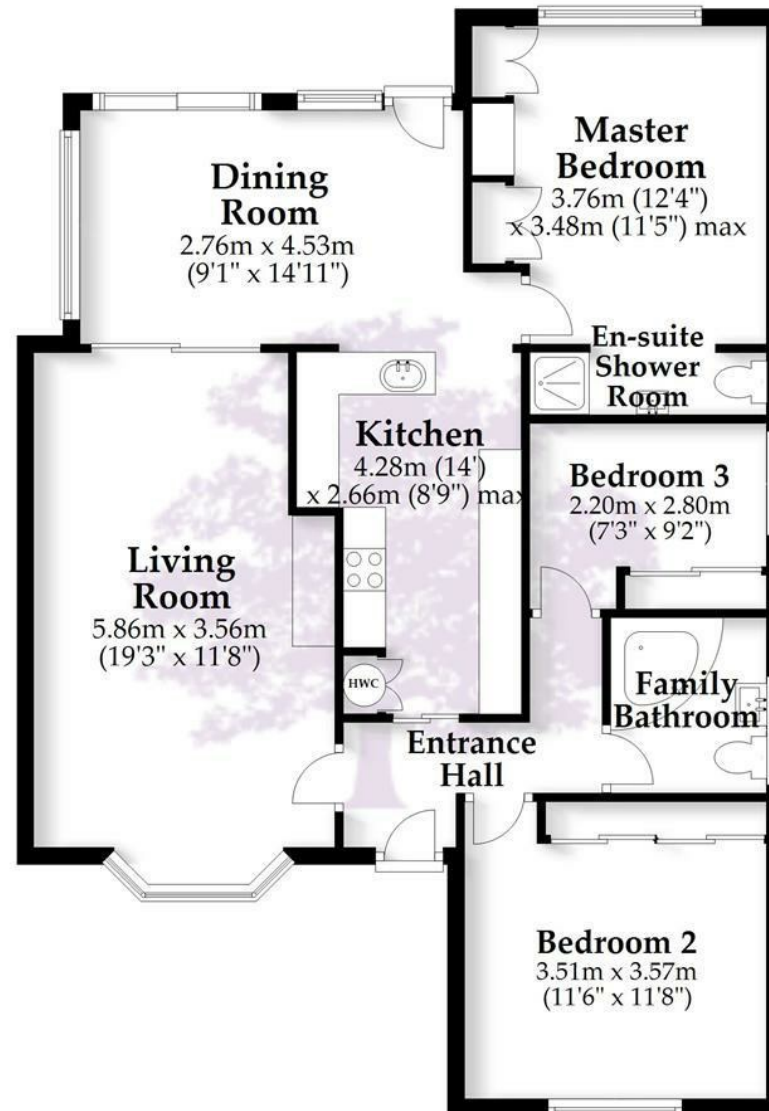


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## Ground Floor

Approx. 88.8 sq. metres (956.1 sq. feet)



Total area: approx. 88.8 sq. metres (956.1 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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