



91 HERON GARDENS,
PORTISHEAD, BS20 7BN

GOODMAN
& LILLEY



OFFERED FOR SALE IN IMMACULATE CONDITION IS THIS THREE BEDROOM SEMI-DETACHED HOME, CONVENIENTLY LOCATED ON THE LEVEL WITHIN A QUIET CUL-DE-SAC ON THE SOUGHT AFTER HERON GARDENS.

This three-bedroom family home is perfectly positioned for commuters, offering excellent access to the M5 motorway and convenient routes into Bristol city centre.

The property features extended ground floor accommodation, providing generous living space ideal for modern family life. For families seeking a quieter lifestyle without compromising on convenience, the nearby nature reserve, local schools, and a variety of High Street shops make this location especially appealing. Outside, the low-maintenance and private garden offers the perfect spot to relax or entertain.

The ground floor of the property features an entrance hall with a door leading to the living room and stairs to the first floor. The living room benefits from a window to the front of the property and also includes access to an understairs storage cupboard. To the rear, the spacious kitchen/diner enjoys a view over the garden through a rear-facing window and offers double doors opening into the recently rebuilt conservatory. The conservatory, which overlooks and opens out onto the well-manicured garden, provides a bright and inviting space ideal for relaxing or entertaining.

The first floor features an open landing with doors leading to all three bedrooms. The master bedroom benefits from built-in wardrobes and a recently refitted en-suite shower room. The additional bedrooms are well-proportioned and served by a modern, recently refitted family bathroom. The landing also includes access to an airing cupboard and a hatch to the loft space, providing additional storage potential.

Outside

To the front of the property, there is driveway parking for three vehicles, leading to a small section of the converted garage—ideal for bike and bin storage. The rear garden has been recently re-landscaped and boasts two patio areas along with a low-maintenance artificial lawn, perfect for outdoor entertaining. A door from the garden opens into the rear of the converted garage, which is now used as a study. This versatile space benefits from a glazed door into the garden and a Velux roof light, allowing for plenty of natural light.

With homes of this nature in short demand agents Goodman & Lilley anticipate a good degree of interest. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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 (but should be checked with your legal representatives)

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

- Semi-Detached Family Home
- Immaculately Presented Throughout
- Garage Part-Converted To An Office
- Conservatory
- Cul-De-Sac Location

- Three Bedrooms (En-Suite To Master)
- Off Road Parking For Three Vehicles
- Level Approach To The High Street
- Generous Low-Maintenance Garden
- Viewing Highly Advised

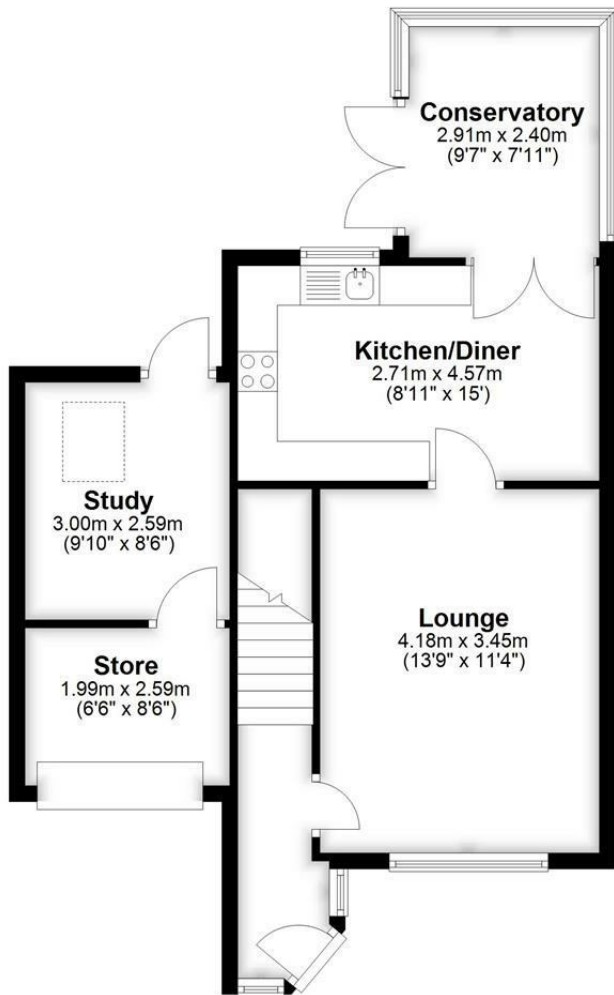


GUIDE PRICE £385,000



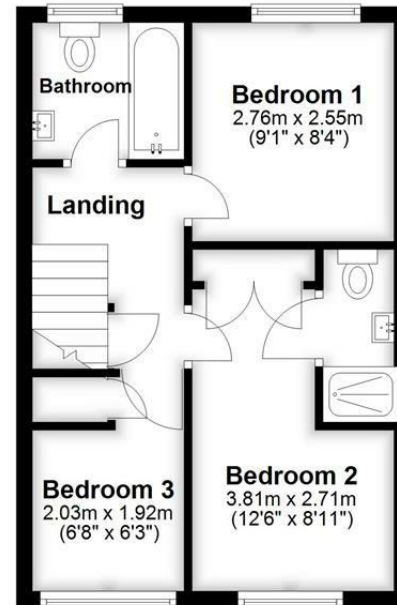
Ground Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



First Floor

Approx. 25.9 sq. metres (279.1 sq. feet)



Total area: approx. 78.3 sq. metres (842.6 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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WWW.GOODMANLILLEY.CO.UK

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