



BURLINGTON HOUSE, HIGHLANDS ROAD,
PORTISHEAD, BS20 6LS

GOODMAN
& LILLEY



A STUNNING THREE BEDROOM PERIOD HOME SET WITHIN A QUIET BACKWATER LOCATION ON PORTISHEAD HILLSIDE.

The property has undergone a programme of extensive renovations by the current vendor and has been designed to cater for modern day living and both significant entertaining as well as more intimate and practical family life as well as a love of indoor/outdoor living with French doors leading out to the south west facing courtyard from both the kitchen/dining room and living room.

Set within a secluded position in the heart of Portishead making this the ideal choice to a variety of purchasers offering ease of access to local amenities found at West Hill, Portishead's traditional High Street and the delights that the Marina has to offer including a selection of bars and restaurants to enjoy in both locations. The family buyer will warm to the nearby Lake Grounds, providing children the perfect space to explore or play the various sporting activities the leisure area has to offer or enjoy a picnic during those warm summer months.

The versatile accommodation in brief comprises; kitchen/dining room with impressive sky light flooding the room with natural light, living room, study/dining room/bedroom three and utility room/w.c to the ground floor. Two well-proportioned bedrooms and contemporary styled family bathroom occupy the first floor. Externally, the property is accessed via a secure five bar timber gate to a block paved driveway for two vehicles and courtyard garden area which provides a high degree of privacy and is blessed with a wonderful and highly desirable south westerly orientation.

With homes renovated to a high standard throughout that are simply ready to move in and unpack 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).

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Electric, Gas, Water & Mains Drainage

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

Accommodation Comprising:

Kitchen/Dining Room

A beautiful, open-plan living space which really is the 'hub of the home' which seamlessly interconnects with outside and the living space creating a wonderful family space, fitted with a matching range of modern navy blue fronted base and eye level units with drawers and wood effect worktop space over, inset ceramic sink unit with single drainer, stainless steel swan neck mixer tap and metro styled tiled splashbacks, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge, freezer and dishwasher, fitted electric fan assisted oven, built-in four ring electric ceramic halogen hob with extractor hood over, uPVC double glazed window to rear, skylight, ample space to position a good sized dining room table and chairs, contemporary vertical radiator, high quality wood effect vinyl flooring, secure uPVC anthracite grey double glazed french doors to outside.

Hallway

Spacious hallway with timber doors opening to all principle rooms, turn staircase rising to the first floor landing.

Living Room

A generously sized room, light and airy in its appearance with ample room to position a couple of sofa's, panel radiator, TV point, secure uPVC anthracite grey double glazed french doors to outside.

Dining Room/Study/Bedroom Three

A good sized and flexible room providing a wide range of usages, from those looking for a further bedroom or a bedroom on the ground floor to a play room with ample space for a sofa and copious amount of children's toys to enable little ones to play safely and securely, alternatively this room also provides further options as study or secondary TV room for older teenagers looking for their own space, panel radiator, uPVC double glazed window to side.

Utility Room/W.C

Fitted with a modern two piece suite white suite comprising; pedestal wash hand basin with mixer tap and tiled splashbacks, low level WC, plumbing for washing matching with wood effect worktop space over, extractor fan, plumbing for washing machine, high quality wood effect vinyl flooring.

First Floor Landing

uPVC double glazed window to side, doors to both bedrooms, family bathroom and storage cupboard.

Master Bedroom

uPVC double glazed window to side, panel radiator, TV point.

Bedroom Two

Secure uPVC double glazed anthracite grey french doors opening to the Juliet balcony which takes full advantage of the properties south west facing orientation, panel radiator.

Family Bathroom

Fitted with three piece contemporary white suite comprising; deep panelled bath with independent rainfall shower over and glass screen, wash hand basin in vanity unit with cupboard under, mixer tap and full height metro styled tiling to all walls and low-level WC, chrome heated towel rail, extractor fan, uPVC frosted double glazed window to front, high quality wood effect vinyl flooring.

Outside

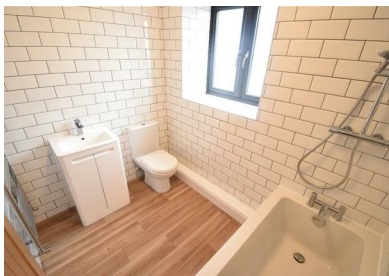
Accessed via a secure five bar timber gate and leads to a block paved driveway providing secure off street parking for a couple of vehicles leading to the front of the home. The outside space provides a high degree of privacy and a blank canvass in which to create a wonderful garden space and take full advantage of the perfect south west facing orientation.

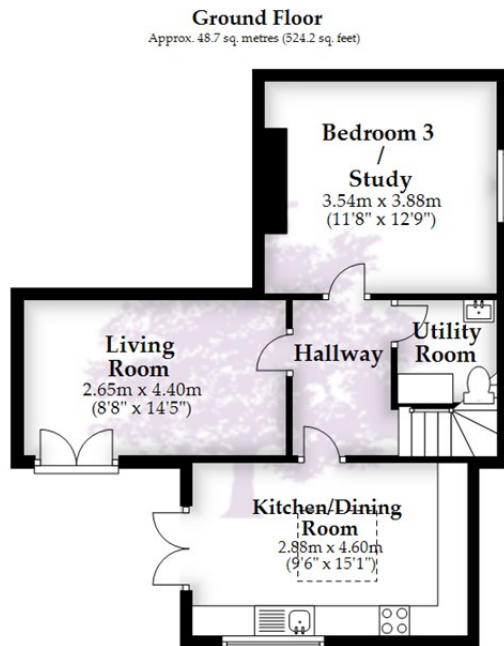
- Stunning Contemporary Home
- Two/Three Reception Rooms
- Gated Driveway & Courtyard Garden
- Flexible Living Space
- Viewing Highly Advised

- Two/Three Bedrooms
- Renovated To A High Standard Throughout
- South West Facing
- Quiet Backwater Location
- No Onward Chain



GUIDE PRICE £325,000





Total area: approx. 84.9 sq. metres (913.3 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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