



96 NORE ROAD,
PORTISHEAD, BS20 8EN

GOODMAN
& LILLEY







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GUIDE PRICE

£600,000

PRICE GUIDE OF £600,000 - £650,000 - Located in a quiet, secluded position on the highly regarded coastal road is this three/four bedroom detached family home situated on a generous plot approaching a third of an acre.

Affording views towards the estuary and the Welsh hills, this home offers huge potential for those buyers looking to create a substantial 'grand design' family home for many years to come. The plot also offers potential to build two detached dwellings due to the width and overall length of the plot. (subject to all of the necessary planning permissions) The current accommodation comprises of 1,675 Sq. ft of living space and in brief, comprises; entrance hall, living room, kitchen/breakfast room, bedroom four/study and a family bathroom. Stairs descend down to the lower garden level with three bedrooms and a cloakroom.

The gardens & grounds are the crowning feature to this wonderful property which lie to the rear of the property and enjoy a sunny orientation. The gardens are of very good-size and one of the biggest gardens along Nore Road. The gardens are laid predominantly to an expanse of lawns with an array of deep planted flowering shrubs and specimen trees occupying the borders. The garden also features various apple, pear and plum trees, Ceanothus and Azalea bushes, all to name but a few. A wonderful garden offering scope to extend into to create a special family home(s) without compromising the garden. A garage and driveway completes the package to fine family abode.

Location

The convenient location makes it the ideal choice to a variety of purchasers providing easy access to both Portishead's traditional High Street and the delights that the Marina has to offer with a selection of bars and restaurants to enjoy in both locations. The family buyer will enjoy the tranquil walks along the National Trust coastal path to the nearby Lake Grounds allowing children the perfect space to explore or enjoy the various sporting activities this area has to offer.

Accommodation Comprising:

Entrance Hall

Secure front door opening to the entrance hall, light and airy in its appearance with uPVC double glazed windows to the front and side aspects, radiator, multi-paned door opening to the living room, kitchen/breakfast room, family bathroom and the fourth bedroom/study, airing cupboard housing the gas fired combination boiler that serves the domestic hotwater and heating system, uPVC double glazed door to covered walk way, stairs descending to the lower ground floor, access to roof space via loft hatch.

Living Room

A light-filled room enjoying a dual aspect with a large uPVC double glazed window to the front aspect, radiators, gas living fireplace with slate inset and hearth with timber surround, uPVC double glazed door and window combination affording

stunning views over the garden and towards the estuary in the distance. Access from the living room to an open balcony.

Kitchen/Breakfast Room

Fitted with a comprehensive range of wall, base and drawer units with roll-top edged worksurfaces with a inset one and a half bowl sink and drainer unit, swan neck mixer tap, tiling to splash prone areas, electric fan assisted double oven, four-ring gas hob with stainless steel extractor hood, space for dishwasher, uPVC double glazed window to the rear aspect enjoy elevated garden and estuary views, secure uPVC double glazed door opening to open balcony. The room offers ample space to position a dining room table and chairs.

Bedroom Four/Study

uPVC double glazed windows to the front aspect, radiator, telephone point.

Family Bathroom

Fitted with a three piece suite comprising; Low-level WC, pedestal wash hand basin, deep panelled bath with shower attachment, tiling to splash prone areas, obscured uPVC double glazed window to the side aspect, heated towel radiator, ceramic tiled floor.

Hallway

Stairs descending to the lower ground floor with doors opening to the bedrooms and the cloakroom, radiator, under-stairs storage cupboard, secure uPVC double glazed door opening to the rear garden, obscured uPVC double glazed window to the side aspect.

Master Bedroom

Two uPVC double glazed windows to the rear aspect which overlooks the rear garden, vertical radiator.

Bedroom Two

uPVC double glazed window overlooking the rear garden, radiator

Bedroom Three

uPVC double glazed window to the side aspect, radiator.

Cloakroom

Fitted with a two piece suite comprising; low-level WC, wash hand basin.

Outside

The gardens are the crowning feature to this wonderful property which lie to the rear of the property and enjoy a sunny orientation. The gardens are of very good size and one of the biggest gardens along Nore Road and are predominantly laid to an expanse of lawn with an array of deep planted flowering shrubs and specimen trees occupying the borders. The garden also features various apple, pear and plum trees, Ceanothus and Azalea bushes, all to name but a few. A wonderful garden offering scope to extend into to create a special family home without compromising the garden. The property has use of a UTILITY/STORE ROOM accessed from the rear garden and has plumbing for an automatic washing machine.

Garage & Driveway

The garage is approached over driveway that provides off-road parking for two vehicles. The garage has an up and over door, window to the rear, light and power, door to covered walk-way with storage shed, secure uPVC double glazed door to the entrance hall.

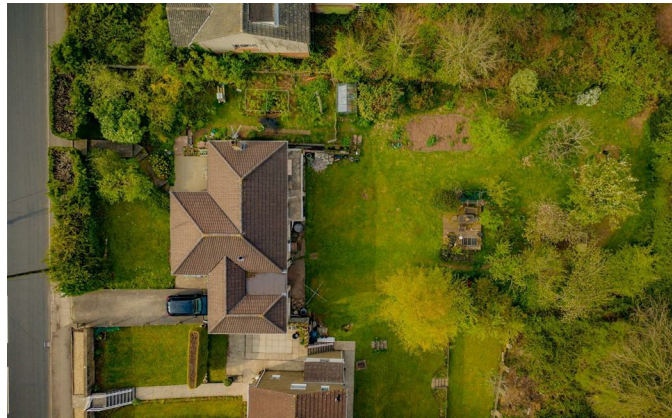


- Detached Home
- Gardens & Grounds
- Estuary Views

- Three/Four Bedrooms
- Garage & Driveway
- Popular Coastal Road

- In Excess of 1600 Sq. Ft
- Development Potential
- Viewings By Strict Appointment



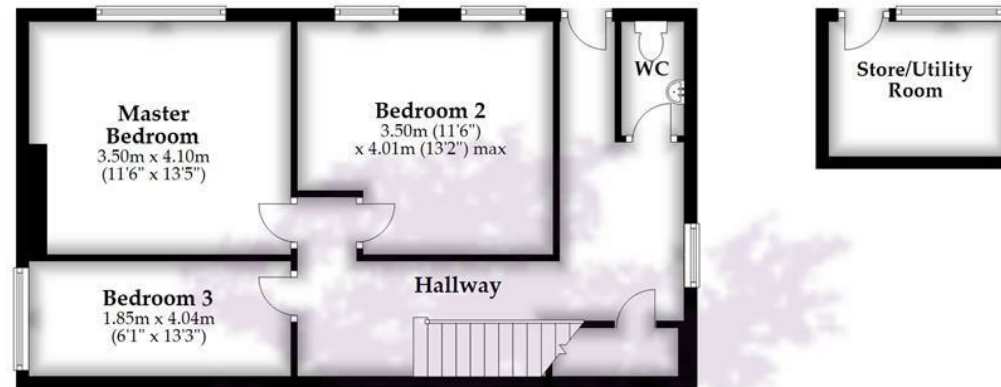


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Garden Floor

Approx. 61.8 sq. metres (664.8 sq. feet)



Entrance Floor

Approx. 93.9 sq. metres (1011.0 sq. feet)



Total area: approx. 155.7 sq. metres (1675.8 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

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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