



15 NORE ROAD,
PORTISHEAD, BS20 7HN

GOODMAN
& LILLEY







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GUIDE PRICE

£500,000

Positioned just moments from the High Street, Lake Grounds, and a wide range of local amenities, this four-bedroom detached property presents a rare opportunity for buyers seeking a family home in a highly convenient and desirable location.

Packed with Potential – A Spacious Family Home on a Generous Plot. This well-maintained property offers a fantastic opportunity to create a bespoke family residence. With potential to extend on three sides (subject to the necessary planning consents), it's ideal for those looking to update and personalise to suit their lifestyle.

Set on a generous plot, the current accommodation includes four well-proportioned bedrooms, spacious living areas, and a private garden—providing a solid foundation for further enhancement. Whether you're looking to reconfigure the layout or simply refresh the interiors, this home presents a versatile canvas in a sought-after location.

As you step through the front door, you're welcomed into a spacious entrance hall that sets a warm and inviting tone. From here, there is access to a useful cloakroom—ideal for guests and everyday convenience. The hallway opens into a particularly generous dining hall, acting as the central hub of the ground floor and featuring a staircase rising to the first-floor landing.

The dual-aspect living room is substantial in size and enjoys large windows that provide views over both sides of the garden, allowing in an abundance of natural light and creating a bright, airy space—perfect for relaxing or entertaining. Positioned to the rear, the kitchen overlooks the garden and offers a practical layout with exciting potential for redesign or extension (subject to planning permission), ideal for anyone looking to create a contemporary open-plan kitchen/living area.

On the first floor, the property offers four generously sized double bedrooms, two of which are dual aspect and filled with natural light. Two of the bedrooms also benefit from built-in storage, adding to the home's practicality. Each room enjoys its own outlook and offers flexibility for a variety of uses, such as a guest room or home office. A spacious open landing provides additional built-in storage, while the family bathroom completes the upstairs accommodation and could be updated with modern fittings and finishes. Subject to the necessary planning consents, there is also potential to add an en-suite to one of the bedrooms, further enhancing the home's appeal.

The property's extremely convenient location makes it an ideal choice for a wide range of purchasers. Situated within easy reach of both Portishead's charming traditional High Street and the vibrant Marina, it offers the best of both worlds—character and convenience alongside waterside living. Both areas boast an excellent selection of bars, cafés, and restaurants, catering to a variety of tastes and making this a truly desirable lifestyle location. For families, the nearby Lake Grounds is a real highlight—offering expansive open space perfect for children to explore, enjoy outdoor play, or take part in the many sporting activities available, from tennis and football to boating on the lake. It's also the perfect setting for relaxed weekend strolls or picnics on warm summer days, providing a real sense of community and outdoor enjoyment right on your doorstep.

Location

- Detached Family Home
- Garage & Parking
- Potential To Extend (STP)
- Four Bedrooms
- In Need Of Modernisation
- Generous Gardens & Grounds
- 1330 SQ FT/ 123 SQ M
- Highly Convenient Location
- Prime Position





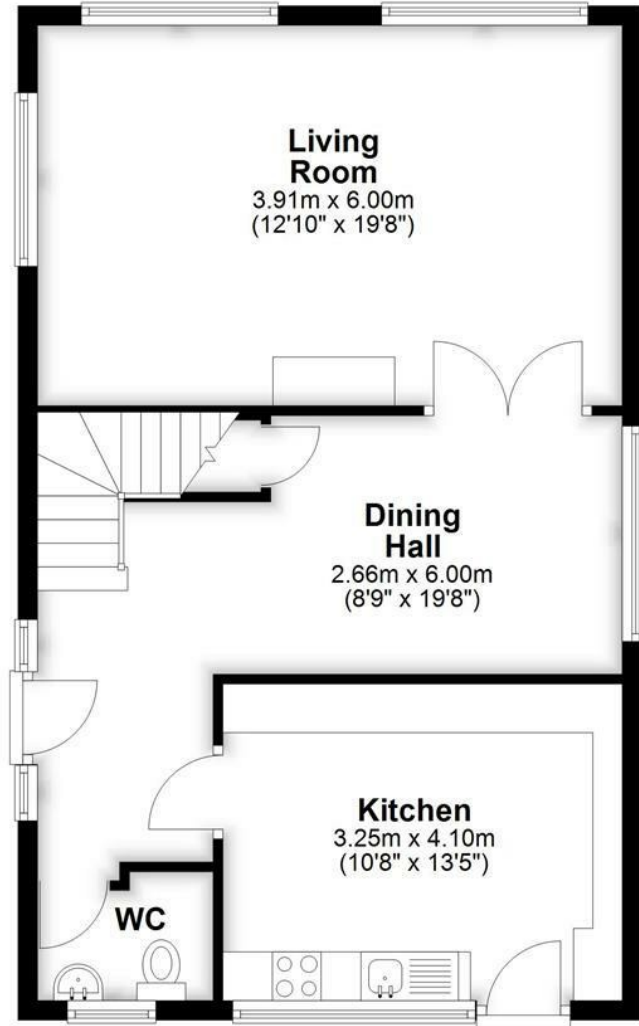


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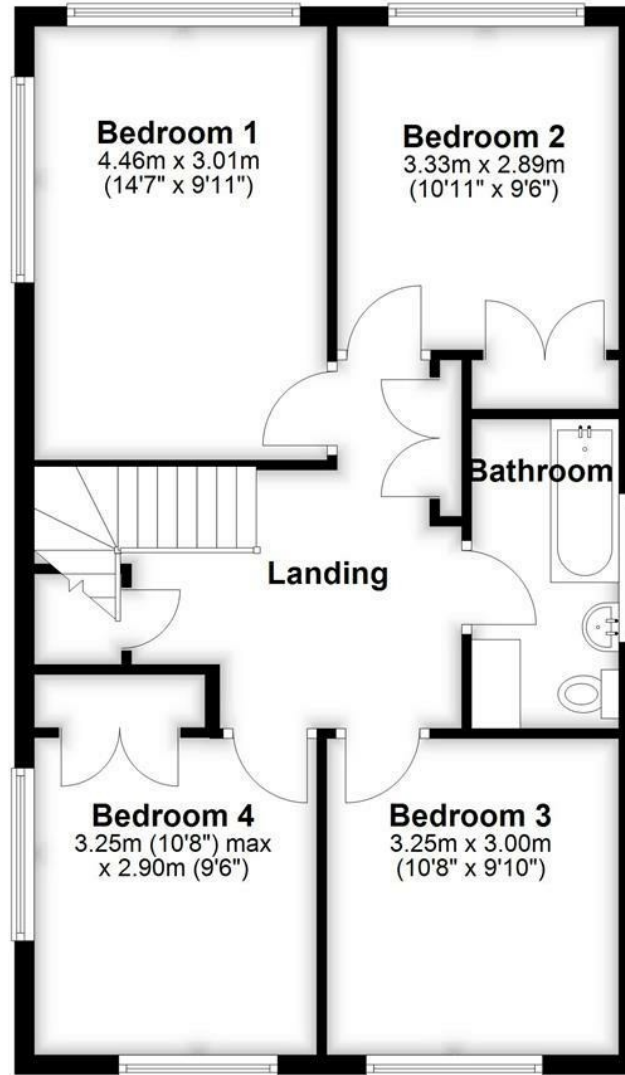
Ground Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 123.6 sq. metres (1330.2 sq. feet)

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