



121 NIGHTINGALE RISE,
PORTISHEAD, BS20 8LX

GOODMAN
& LILLEY







121 NIGHTINGALE RISE

PORTISHEAD BS20 8LX

GUIDE PRICE
£575,000

An extended and beautifully presented four bedroom, three reception room, detached family home presented in exceptional order in a quiet cul-de-sac on Portishead's popular Nightingale Rise development.

For those buyers looking for a family orientated area with the accommodation designed with the sole purpose of family life, then look no further. Traditionally arranged over two floors the accommodation in brief comprises; entrance hall, cloakroom, utility room, stunning kitchen/diner and an extended family room which seamlessly interlinks with the kitchen/diner all of which are located on the ground floor. To the first floor are four bedrooms, en-suite to the master bedroom and a family bathroom. Outside, The enclosed landscaped rear garden enjoys a sunny aspect, predominantly laid to artificial lawn flanked by flora and flowering shrubs that occupy the borders. The modern resin patio area is conveniently accessed from the utility room and the family room and offers the ideal place to sit back to entertain in the warmer summer months. Another enclosed timber decked area is situated just up from the resin patio providing an alternative seating area to entertain alfresco. Another composite decked lies to side of the property with space to discreetly position a hot tub. The integral garage is approached over a generous driveway providing off-road parking for at least two vehicles.

Positioned within a quiet spot, on the popular Nightingale Rise estate and being close to the Police Head Quarters and High Down Infant and Junior Schools, its one property that is sure to create a lot of interest.

With quality homes of this nature in short demand, coupled with its cul-de-sac position, agents Goodman & Lilley anticipate good interest.

Useful Information

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: E

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

Accommodation Comprising:

Entrance Hall

Secure part glazed front door opening to the entrance hall, light filled and inviting with a feature oak and glazed panelled staircase rising to the first floor landing, storage cupboard, radiator, ceramic tiled flooring, coving to ceiling, solid oak doors opening to principle rooms.

Cloakroom

Fitted with two piece modern white suite comprising; low-level WC, wash hand basin with cupboards under, mixer tap, half-height ceramic tiling to all walls, heated towel rail, ceramic tiled flooring, uPVC obscure double glazed window to front aspect.

Living Room

Feature uPVC double glazed box bay window to front aspect, wall mounted log effect electric fireplace, double panel radiator, TV & telephone point, coving to ceiling.

Kitchen/Dining Room

Fitted with a matching range of modern wood fronted base, drawer and eye-level units with underlighting, worktop space over incorporating a matching breakfast bar peninsula, inset 1+1/2 bowl composite sink unit with single drainer, swan neck mixer tap, tiled splashbacks, integrated dishwasher, space for fridge/freezer, range cooker with stainless steel extractor hood over, uPVC double glazed window to rear aspect, radiator, ceramic tiled flooring, TV point, recessed ceiling spotlights, dining area ample space to position a dining room table and chairs, open-plan to:-

Family Room

A wonderful addition to the property offering another usable reception room that seamlessly interlinks with the kitchen/dining room with a feature active log burning stove, uPVC double glazed window to rear and side aspects with secure uPVC double glazed French doors to garden, radiator, oak flooring, TV point.

Utility Room

Fitted with a matching range of modern wood fronted base and eye-level units, inset stainless steel sink with single drainer, mixer tap, tiled splashbacks,

plumbing for washing machine, uPVC double glazed window to rear aspect, double panel radiator, ceramic tiled flooring, secure uPVC double glazed door to side, door opening to the garage.

First Floor Landing

Access to roof space via loft hatch with pull down ladder, oak doors opening to all of the bedrooms and the family bathroom.

Master Bedroom

Dual aspect uPVC double glazed window to front and side aspects, fitted with a range quality built-in wardrobes incorporating a dressing table, bedside cabinets and drawer units, radiator, oak door opening to:

En-Suite Shower Room

Fitted with three piece modern white suite comprising; low-level WC with concealed cistern, recessed tiled double shower enclosure with fitted shower, vanity wash hand basin with cupboards beneath, mixer tap, additional storage cupboard, heated towel rail, extractor fan, full-height tiling to all walls, uPVC obscure double glazed window to front aspect.

Bedroom Two

uPVC glazed window to front aspect, radiator.

Bedroom Three

uPVC double glazed window to rear aspect, radiator.

Bedroom Four

uPVC double glazed window to rear aspect, double panel radiator.

Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC with concealed cistern, deep panelled bath, wash hand basin in vanity unit with cupboards beneath, mixer tap, tiled splashbacks, heated towel rail, extractor fan, uPVC obscure double glazed window to rear aspect, ceramic tiled flooring.

Outside

The enclosed landscaped rear garden enjoys a sunny aspect, predominantly laid to artificial lawn flanked by flora and flowering shrubs that occupy the borders. The modern resin patio area is conveniently accessed from the utility room and the family room and offers the ideal place to sit back to entertain in the warmer summer months. Another enclosed timber decked area is situated just up from the resin patio providing an alternative seating area to entertain alfresco. Another composite decked lies to side of the property with space to discreetly position a hot tub.

Garage & Driveway

The integral garage is approached over a generous driveway providing off-road parking for at least two vehicles. The garage is accessed via remote-controlled electric roller door, power and light connected, wall mounted gas fired combination boiler serving heating system and domestic hot water, space for fridge, freezer and also a tumble dryer, door to utility room.



- Detached Family Home
- Landscaped Rear Garden
- Three Reception Rooms
- Viewing Highly Advised

- Four Bedrooms
- Cul-De-Sac Location
- Approaching 1500 sq. ft

- Master En-Suite Shower Room
- Extended Accommodation
- Impeccably Presented Throughout



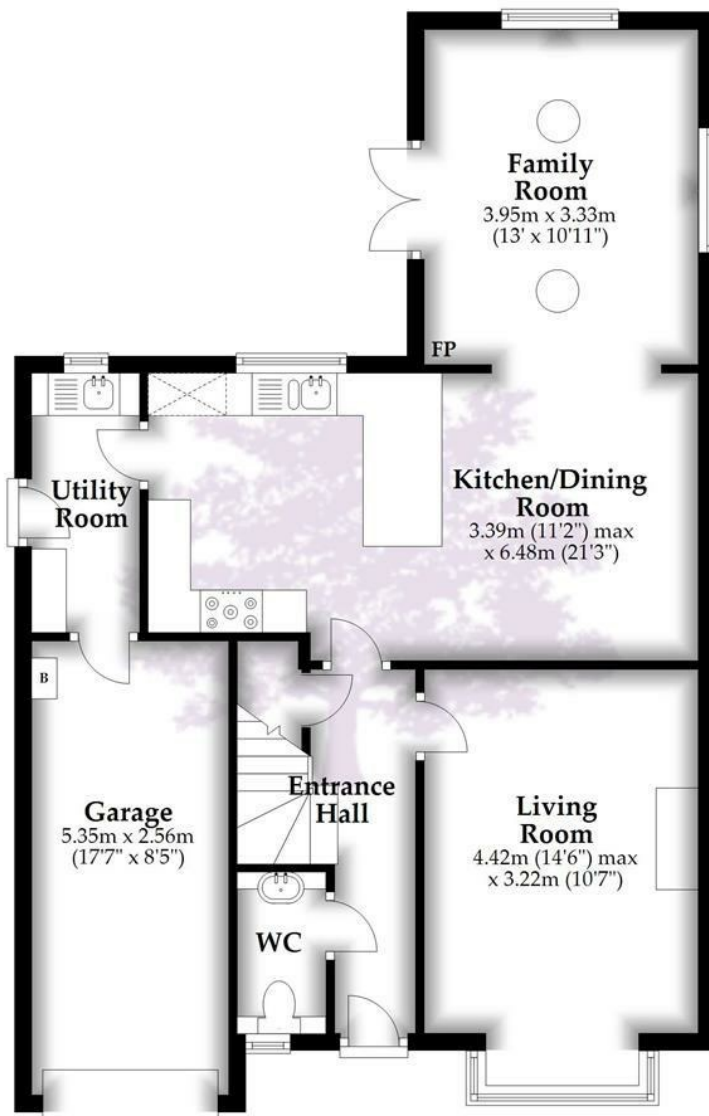


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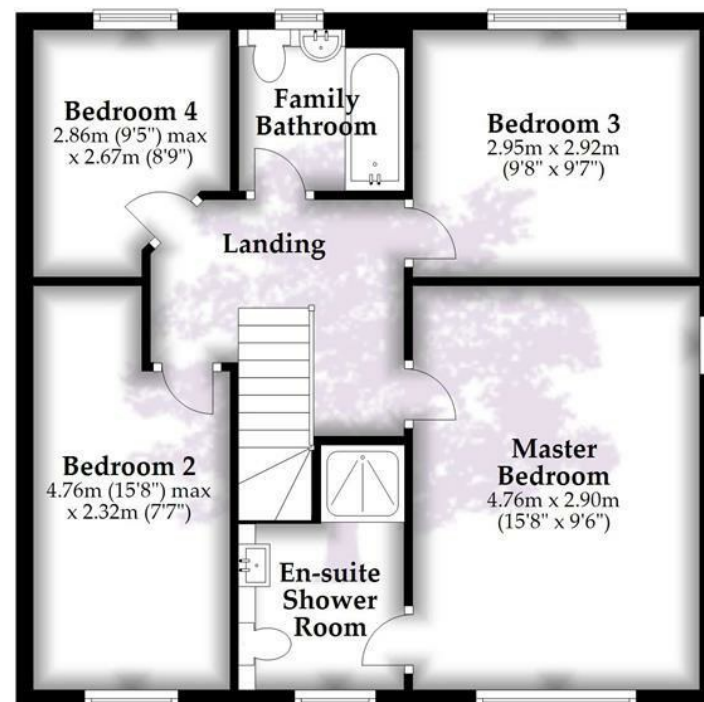
Ground Floor

Approx. 78.5 sq. metres (844.9 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.0 sq. feet)



Total area: approx. 137.5 sq. metres (1479.9 sq. feet)

For illustrative purposes only. Not to scale. 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.

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