



3 THE BRAMLEYS,  
PORTISHEAD, BS20 7LL

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GOODMAN  
& LILLEY



SET WITHIN THE HIGHLY SOUGHT-AFTER RESIDENTIAL AREA OF THE VALE, THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME OFFERS A PERFECT BLEND OF MODERN COMFORT AND SPACIOUS LIVING, ALL NESTLED WITHIN AN ATTRACTIVE AND PRIVATE PLOT.

Renovated by its current owners to a good standard, the property is ready to welcome a new family looking for a home that requires no immediate work and a good finish throughout.

Upon entering the property, you're welcomed by a generous entrance hall which sets the tone for the rest of the home—bright, well-maintained, and thoughtfully laid out. A cloakroom is conveniently positioned off the hall, ideal for guests and daily use. To the front of the house, there is a formal dining room, perfect for entertaining or for use as a versatile reception space, such as a playroom or home office if required. The heart of the home is the modern fitted kitchen, which features a range of integrated appliances and stylish cabinetry. A separate utility room is located adjacent to the kitchen, providing additional storage and access to the garden—ideal for busy family life. The layout has been designed with both practicality and comfort in mind.

To the rear of the house, you'll find a spacious living room complete with a feature fireplace that adds a cosy focal point. Double doors lead from the living room into a large conservatory, which offers an excellent additional living area flooded with natural light and views over the garden. From here, further doors open directly onto the patio and outdoor space, creating a seamless connection between inside and out—ideal for entertaining or relaxing on warmer days. Upstairs, the property continues to impress with four generously proportioned bedrooms. The master bedroom includes fitted wardrobes and a recently updated, contemporary en-suite shower room. The remaining bedrooms are well-sized and served by a beautifully appointed three-piece family bathroom, which has also been newly fitted in a modern style. An airing cupboard is conveniently located on the landing, offering further storage.

Externally, the home enjoys a lovely rear garden that has been carefully maintained and landscaped. It features a combination of lawn, flower beds, and a paved seating area to the rear, perfect for outdoor dining or enjoying the sun. There is also a garden summerhouse, handy for storing tools and equipment, and side access for ease of movement around the property.

To the front, the home offers a welcoming approach with a large lawn area and a driveway providing off-street parking. This attractive frontage adds to the property's strong curb appeal and further enhances its family-friendly credentials.

Overall, Goodman & Lilley believe this is a truly turnkey home offering versatile, spacious accommodation in a prime Portishead location. Early viewing is strongly advised to fully appreciate everything this exceptional home has to offer.

Useful Information

Tenure: Freehold

Services: mains water, mains gas, mains electricity, and mains drainage.

Council Tax Band: E

Local Authority: North Somerset Council.

Buyers are advised to verify all services and tenure details through their legal representative prior to purchase.

- Detached Family House
- Master En-Suite Shower Room
- Kitchen & Utility Room
- Popular Vale Development
- Well Presented Throughout

- Four Bedrooms
- Two Reception Rooms
- Cul-De-Sac Location
- Private Rear Garden
- Viewing Highly Advised



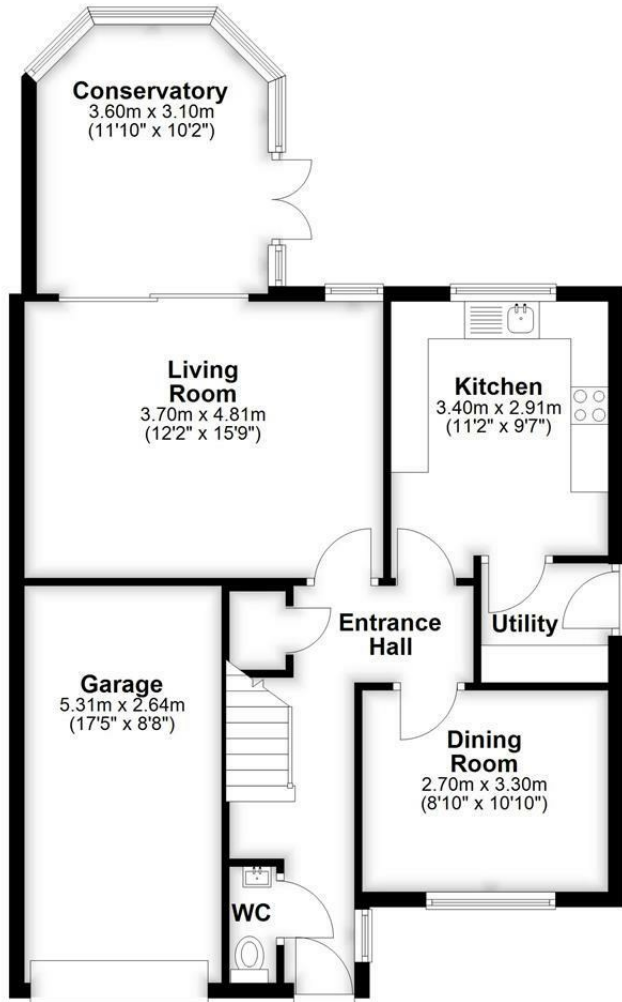
GUIDE PRICE £525,000





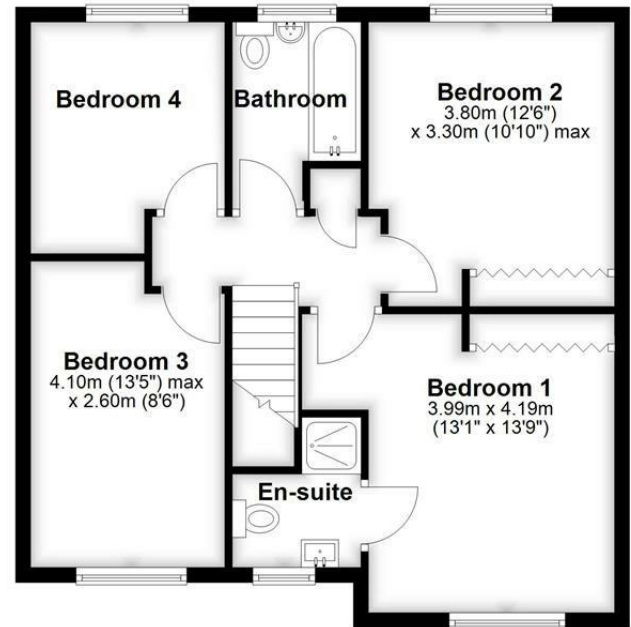
## Ground Floor

Approx. 78.0 sq. metres (839.4 sq. feet)



## First Floor

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



Total area: approx. 137.0 sq. metres (1474.4 sq. feet)

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