



3 MANOR CLOSE,
PORTISHEAD, BS20 8NX

GOODMAN
& LILLEY







3 MANOR CLOSE

PORTISHEAD BS20 8NX

GUIDE PRICE
£614,995

A substantial detached family home tucked away in a well-maintained and sought-after cul-de-sac. This deceptively spacious property features four double bedrooms and two reception rooms. The home further boasts a south-facing garden, a sweeping driveway, and a double garage.

Located in a quiet and desirable cul-de-sac, this deceptively spacious four-bedroom detached home offers generous living space ideal for modern family life. With two versatile reception rooms, a sunny south-facing garden, and a double garage, the property is both practical and full of potential. A sweeping driveway provides ample off-street parking, while the well-maintained setting adds to the home's appeal. Just moments from excellent schools, local amenities, and transport links, this property combines comfort, convenience, and location.

A fantastic opportunity not to be missed—early viewing recommended.

Tenure: Freehold

Council Tax Band: F

Accommodation comprising;

Entrance

A spacious and welcoming entrance hall, featuring an open aspect through to the dining room, with doors leading to the kitchen, living room, guest WC, and a staircase rising to the first floor.

WC

A two-piece suite comprising a low-level WC and a pedestal sink, with a window to the side aspect providing natural light.

Living Room

The light-filled living room features a large

window and a set of French doors that overlook and open directly onto the sunny south-facing garden, creating a seamless indoor-outdoor living experience.

Dining Room

The dining room is open to the entrance hall, creating a wonderful sense of flow and openness throughout the ground floor. A large front-aspect window fills the space with natural light, while a serving hatch to the kitchen adds both charm and convenience.

Kitchen

A modern kitchen fitted with a range of sleek cupboards and ample work surface space, complete with an integrated sink and built-in appliances for everyday convenience. A front-aspect window provides natural light, and a door leads through to the utility room for added practicality.

Utility Room

The utility room offers a range of cupboards with a convenient worktop and an integrated sink. A door to the side provides easy access to the rear garden.

First Floor Landing

A large, sweeping landing with doors leading to all four bedrooms and the family bathroom.

Bedroom One

An exceptionally large bedroom featuring an oversized front-aspect window and a full wall of built-in wardrobes, providing ample natural light and generous storage.

Bedroom Two

Bedroom two is a generously sized double featuring a dressing area with a range of built-in wardrobes and a sliding door leading to the en-suite bathroom. Two windows to the front aspect fill the room with natural light.

En-suite

A modern en-suite comprising a walk-in double shower, low-level WC, and pedestal sink, with a window to the side aspect allowing natural light.

Bedroom Three

A large third double bedroom featuring two rear-aspect windows, built-in wardrobes, and ample space for a study area.

Bedroom Four

A double bedroom with a window to the side aspect and built-in shelving for additional storage.

Family bathroom

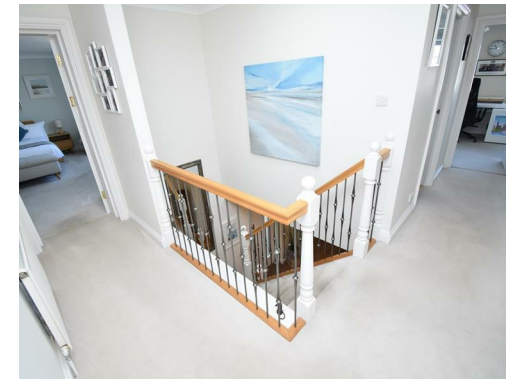
The family bathroom is generously sized and features a four-piece suite including a large bath, low-level WC, pedestal sink, and a corner shower.

Garden

The mature and private south-facing rear garden enjoys sunshine throughout the day. A large patio provides the perfect setting for al fresco dining, while a few steps lead up to the sun-bathed lawn bordered by mature shrubs. A courtesy door offers convenient access into the rear of the garage, with side access leading to the utility room door.

Garage And Parking

The front garden is laid to lawn, complemented by a long sweeping driveway that provides ample off-road parking and access to the double garage. The garage features a roller door, lighting, electric supply, and a courtesy door leading directly into the garden.



- Substantial Detached Family Home
- Large Master bedroom with Wall To Wall Built In Wardrobes
- Quiet Cul-De_Sac Location
- Four Double Bedrooms
- Sunny South Facing Rear Garden
- Close To High Down School
- Integral Double Garage And Driveway Parking
- Immaculately Presented Throughout
- Two Reception Rooms





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Ground Floor

Approx. 86.5 sq. metres (931.0 sq. feet)



First Floor

Approx. 86.5 sq. metres (931.0 sq. feet)



Total area: approx. 173.0 sq. metres (1862.0 sq. feet)

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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