



111 NORE ROAD,  
PORTISHEAD, BS20 8DU

GOODMAN  
& LILLEY







# 111 NORE ROAD

## PORTISHEAD BS20 8DU

# GUIDE PRICE

## £775,000

An exciting opportunity to acquire a detached chalet bungalow in an exceptionally large plot. Whether its enjoying the beautiful Estuary views from the garden or exploring the private woodland to the rear, this spacious property truly offers something for everyone and is bursting with potential. Internally the bungalow offers diverse space, ideal for any growing family .

Welcome to Nore Road, Portishead - a charming location offering a delightful detached bungalow with a characterful touch. This property boasts three reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living.

Situated on an expansive plot with private woodland, this chalet bungalow offers a serene retreat from the hustle and bustle of everyday life. The sweeping driveway leading to a double garage ensures parking is never an issue, with space for up to 12 vehicles - perfect for those who love to entertain or have a growing family.

One of the standout features of this property is the stunning surroundings, providing a picturesque backdrop to everyday life. The detached nature of the property adds an extra layer of privacy and tranquillity, making it a truly special place to call home.

With great potential for personalisation and enhancement, this property offers a unique opportunity to create the home of your dreams in a sought-after location. Don't miss out on the chance to own a piece of paradise in Portishead - book a viewing today and start envisioning the possibilities!

### Accommodation comprising:

#### Porch

Fully glazed , the entrance porch provides the perfect space to store coats and shoes. An original stained glass character door provides access to the entrance hall.

- Exceptionally Large Plot Including Private Ownership of the Woodland
- Estuary Views
- Three Reception Rooms
- Double Garage
- Detached Dormer Bungalow
- Sweeping Driveway
- Prime Nore Road Position

#### Entrance

Flooded with natural light with doors to the dining room, lounge, kitchen, sitting room and downstairs WC. Stairs rise to the first floor.

#### Living Room

Situated to the front of the property with a great view over the front garden, dual aspect windows to the front and side provide natural light. Feature fireplace surround with electric wood burner style heater.

#### Dining Room

A dual aspect room with windows to the front and rear overlooking the front garden.

#### Sitting Room

A cosy snug to the rear of the property currently utilised as a second sitting room. Glazed doors open into a fully glazed conservatory boasting views of the garden. Door to Bedroom one.

#### Conservatory

Fully glazed conservatory with higher than average ceilings. From the conservatory you have a stunning view of the garden and private woodland beyond. Doors open on to a patio, ideal for alfresco dining.

#### Bedroom One

An exceptionally large double bedroom with a window to the front overlooking the garden. Door to en-suite.

#### En-suite

Three piece suite comprising; Panel bath, low level WC and pedestal sink. Window to side aspect.

#### Kitchen

A range of matching wall and base units with laminate work surface over. Inset stainless steel sink and drainer and freestanding oven. A window to the rear overlooks the sprawling garden, door to pantry store and utility room.

#### Pantry

Window to the side aspect, fitted with racking for storage.

#### Utility room

Window to the front aspect, door to the side onto the garden.

#### WC

Two piece suite comprising; low level WC and pedestal sink. Window to the rear.

#### First floor landing

A large window to the rear floods the landing with natural light and offers a pleasant outlook over the rear garden. Doors to bedroom two, bedroom three and the shower room.

#### Bedroom Two

A large double bedroom with a window to the front aspect offering a view towards the Estuary and a velux window to the rear.

#### Bedroom Three

A double bedroom with window to the front aspect offering a view towards the Estuary.

#### Shower Room

Three piece suite comprising; shower cubicle, low level WC and pedestal sink. Window to the rear aspect.

#### Gardens & woodland

Offering a prime position on Nore Road, the bungalow occupies an exceptionally large plot. To the front is a large sweeping driveway leading to a detached double garage as well as a large lawn with mature shrubs. Access to the rear down both sides of the property. The rear garden is a vast lawn area with an array of mature plants and trees as well as a number of patio areas. A rare find, the property has private ownership of the woodland behind, running the width of both this property and the neighbours all the way up to Denny view.

#### Double garage

A detached double garage with light, electric and up and over door. Windows to both sides.



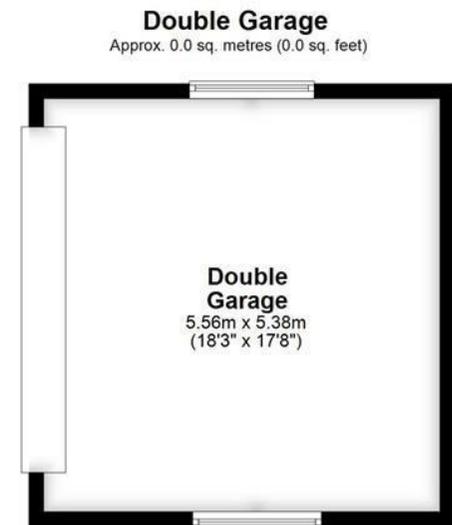
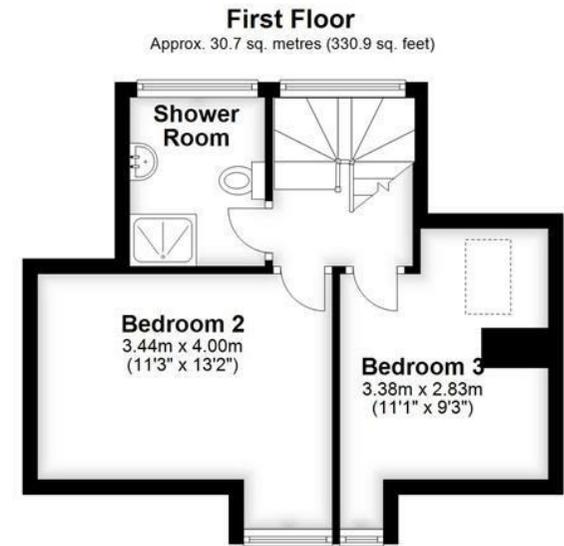
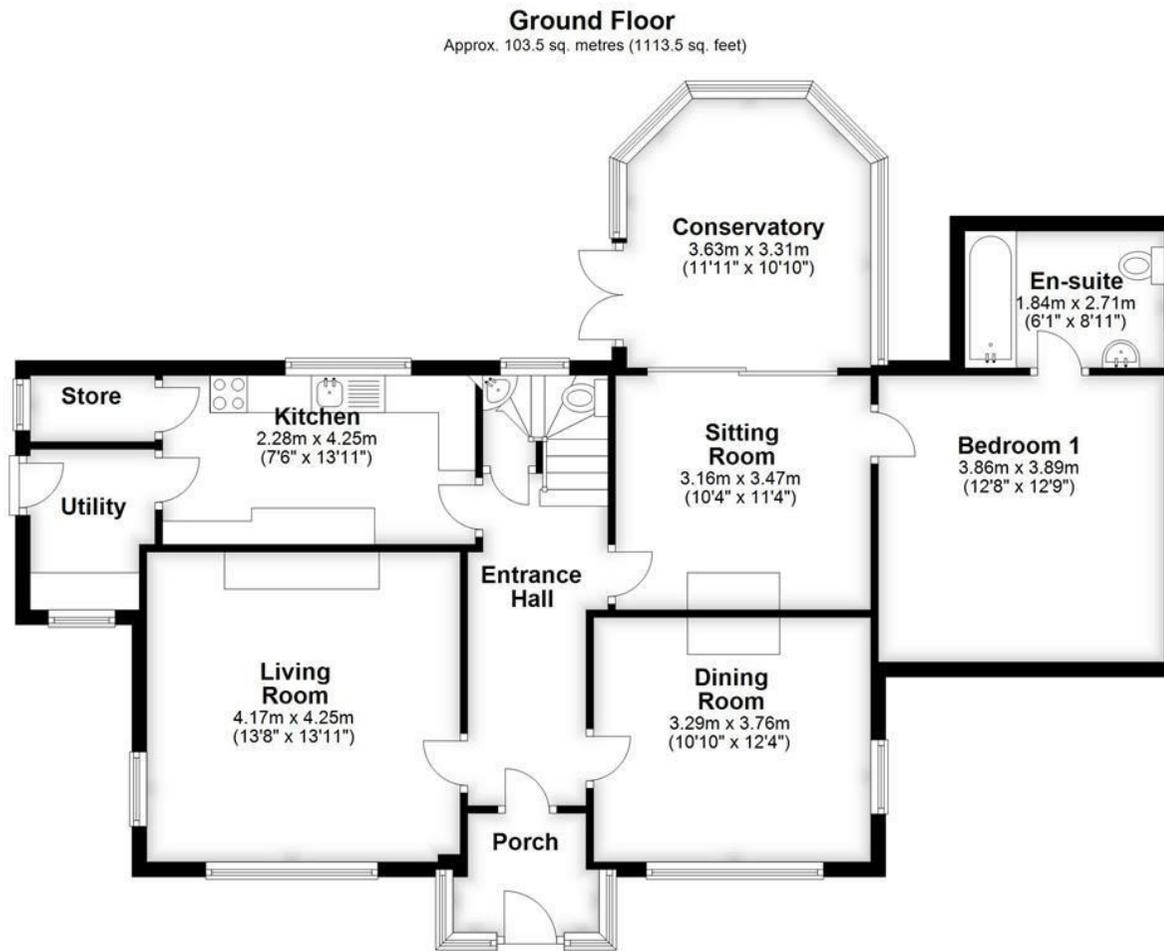
- Huge Potential
- Three Bedrooms
- Character Features Throughout





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Total area: approx. 134.2 sq. metres (1444.4 sq. feet)

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