

345 NORE ROAD, PORTISHEAD, BS20 8EX

GOODMAN & LILLEY



345 Nore Road

Portishead BS20 8EX

- Impressive three-bedroom detached coastal home extending to approximately 1,585 sq ft.
- Bi-folding doors from the kitchen open onto a balcony with views across the estuary.
- Garage and driveway providing off-street parking.
- Popular Coastal Road Location
- Spacious open-plan kitchen, dining and living room measuring 35'5" x 26'3".
- Generous principal bedroom on the ground floor, measuring 19'5" x 10'8".
- Spacious rear garden, providing excellent outdoor space
- No Onward Chain

A staircase from the entrance hall leads to the first floor, where the third bedroom provides a further substantial room measuring 16'4" x 11'4". This bedroom benefits from its own en-suite shower room, creating a private suite that could be particularly well suited to visiting guests, an older child or a family member seeking more independent accommodation. Having the third bedroom on a separate floor from the other two offers additional flexibility and a useful degree of separation.

Outside

The property benefits from a generous, multi-level rear garden, offering a variety of spaces for outdoor entertaining, family activities and relaxation. The main area is a large paved terrace adjoining the house, providing ample room for outdoor dining and seating. There is a garden dining set, a separate picnic bench and a substantial trampoline, making this an appealing space for families. Steps lead up to an elevated lawn, which creates a further area for recreation and play, with additional steps continuing up the garden. Beyond the lawn, the garden extends into a more natural, wooded setting, featuring mature trees, established shrubs and a secluded, leafy atmosphere. A further section incorporates a rustic woodland area beneath a large mature tree, with a hanging swing and natural ground cover. The combination of paved terraces, lawn and woodland gives the garden a distinctive sense of depth and variety, with different areas to enjoy throughout the seasons.

Garage & Driveway

A long, private driveway provides access to the property, leading up to an integral garage beneath the main house. The driveway has a tarmac surface and is bordered by attractive stone retaining walls, with steps to one side providing access to the property. The property's elevated position creates an appealing approach and offers views across the estuary. The garage provides useful secure storage and potential off-street parking, while the driveway offers additional space for vehicles.

Location

Nore Road is a sought-after residential location in Portishead, offering an appealing combination of coastal scenery, local amenities and access to the surrounding countryside. The elevated position of parts of the road provides attractive views across the Bristol Channel and estuary towards the Welsh coastline, creating a wonderful backdrop to everyday living. The nearby coastal paths offer opportunities for scenic walks, with the surrounding shoreline providing a peaceful setting to enjoy the fresh sea air and changing views across the water.

The popular Windmill Inn is within walking distance, providing a welcoming local destination for a drink or meal. Portishead's town centre, with its range of independent shops, cafés, restaurants and everyday amenities, is also readily accessible. The area benefits from convenient access to the town's leisure facilities, marina and picturesque Lake Grounds, offering further opportunities for walking and outdoor recreation. For commuters, Portishead is well placed for access to Bristol and the wider North Somerset area via the A369. The long-awaited Portishead railway line is also an important local development, with plans to reinstate passenger services between Portishead and Bristol Temple Meads. Overall, Nore Road offers an attractive setting for those seeking coastal views, a village-like community feel and convenient access to the amenities of Portishead and Bristol.

Material Information

Tenure: Freehold

Council Tax - Band E

Services: All mains services connected

Broadband: availability of standard, superfast and ultrafast services, with predicted download and upload speeds.

Mobile: predicted 4G and 5G coverage by network, including indoor and outdoor signal.

















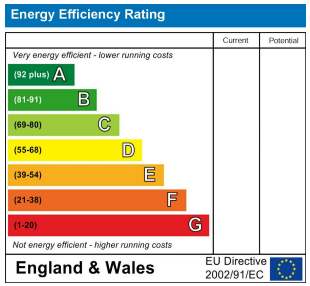


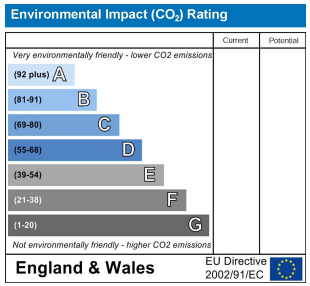
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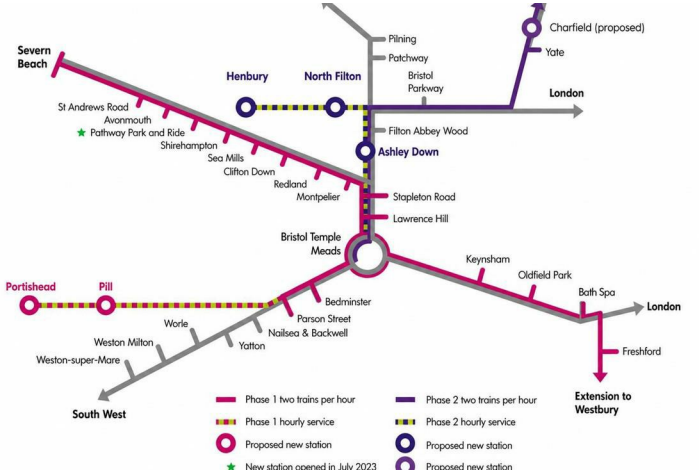



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC





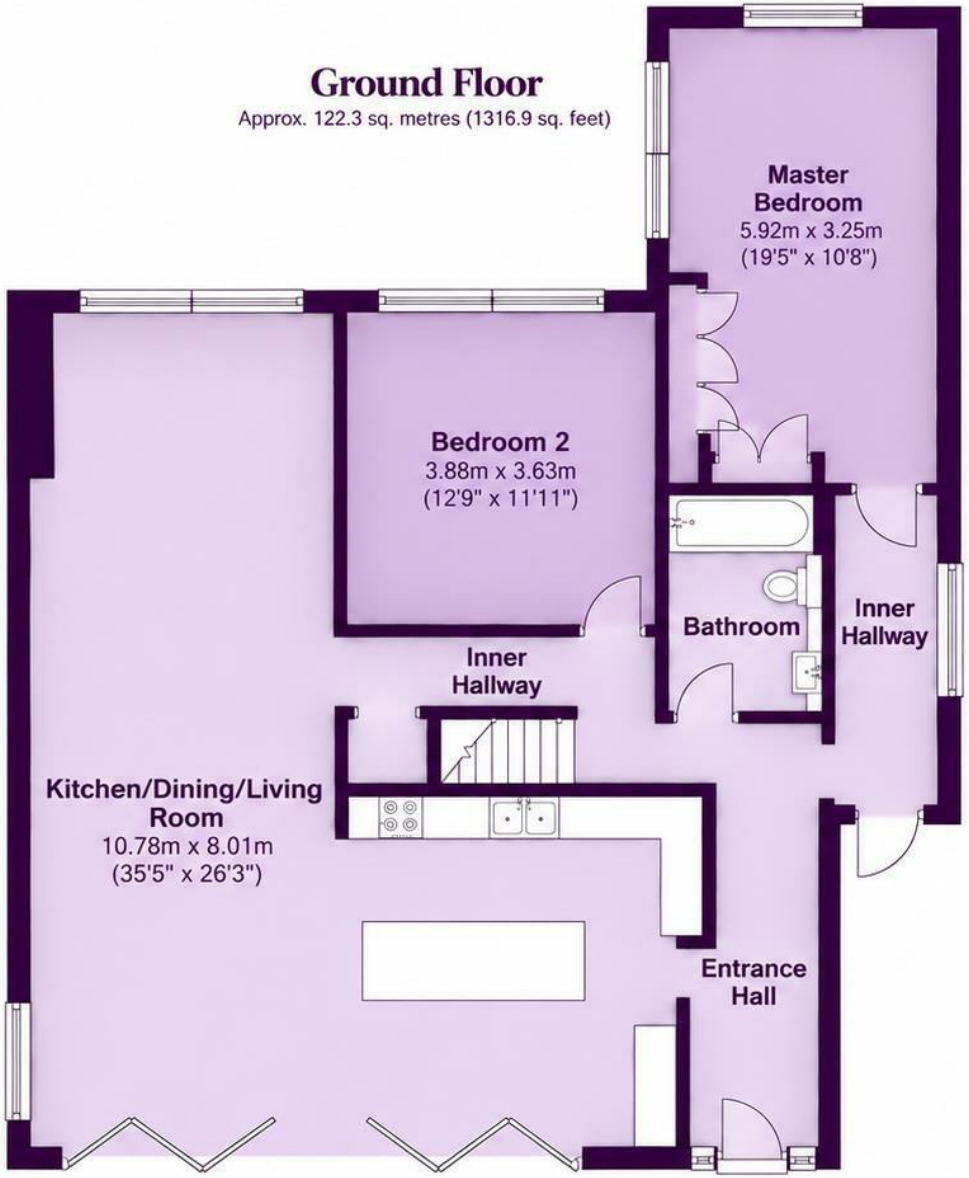


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Ground Floor

Approx. 122.3 sq. metres (1316.9 sq. feet)



First Floor

Approx. 24.9 sq. metres (268.4 sq. feet)



Total area: approx. 147.3 sq. metres (1585.3 sq. feet)

Floor plans are for general guidance only and are not to scale.
Plan produced using PlanUp.

Goodman & Lilley

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

Clevedon
28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk
01275 403 660

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