



3 AELFRIC MEADOW,
PORTISHEAD, BS20 7LB

GOODMAN
& LILLEY







3 AELFRIC MEADOW

PORTISHEAD BS20 7LB

GUIDE PRICE
£500,000

A spacious detached property within easy walking distance of open green space, play parks and schools. With two reception rooms, a kitchen breakfast room and four spacious bedrooms, this well positioned property would make an ideal family home.

Welcome to this stunning four-bedroom detached house located in the picturesque Aelfric Meadow. This property boasts a perfect blend of comfort and style, offering two reception rooms and three bathrooms, providing ample space for all your needs.

Situated overlooking open green space, this home provides a tranquil and scenic environment, perfect for relaxation and enjoying the beauty of nature. The south-facing garden is a delightful feature, allowing you to bask in the sunlight and create your own outdoor oasis.

With a garage and driveway parking, convenience is at your doorstep, making coming home a breeze. Whether you're looking to host gatherings in the spacious reception rooms or unwind in one of the four bedrooms, this property offers versatility for your lifestyle needs.

Don't miss out on the opportunity to make this charming house your new home. Contact us today to arrange a viewing and experience the beauty and comfort this property has to offer in person.

Accommodation comprising;

Entrance

A window to the front aspect, doors to the living room, dining room, kitchen, downstairs WC and under stairs cupboard. stairs rise to first floor.

WC

Window to front aspect, low level WC and pedestal sink.

- Detached family home
- Integral garage and driveway parking
- Two reception rooms

Dining room

A bright and spacious reception room with window to the front aspect. Currently utilised as a dining room this would make an ideal playroom or study.

Kitchen/breakfast

A range of matching wall and base units with laminate work surface over, inset stainless steel sink and drainer and four ring burner gas hob with extractor hood over. Built in oven and space for fridge freezer. Door to the utility and window overlooking the garden.

Living room

With a sliding glazed door and window overlooking the south facing garden, the lounge is flooded with natural light giving the room a real feeling of space. Feature gas fireplace with surround.

Utility room

A laminate work surface with space for washing machine and tumble dryer, glazed doors opening onto the side pathway giving access to both the front and rear gardens.

First floor landing

Doors to all bedrooms, airing cupboard and family bathroom.

Bedroom One

An exceptional double bedroom with window to the front aspect overlooking an open green. built in wardrobes and door into the en-suite.

En-suite

Three piece suite comprising; Single shower, low level WC and pedestal sink. Window to front aspect.

Bedroom Two

A great size double bedroom with a range of built in wardrobes and a window to the rear aspect overlooking the garden.

Bedroom three

Double bedroom with a window to the front aspect and alcove ideal for built in wardrobes.

Bedroom four

A double bedroom with window to the rear overlooking the garden and alcove ideal for built in wardrobes.

Shower room

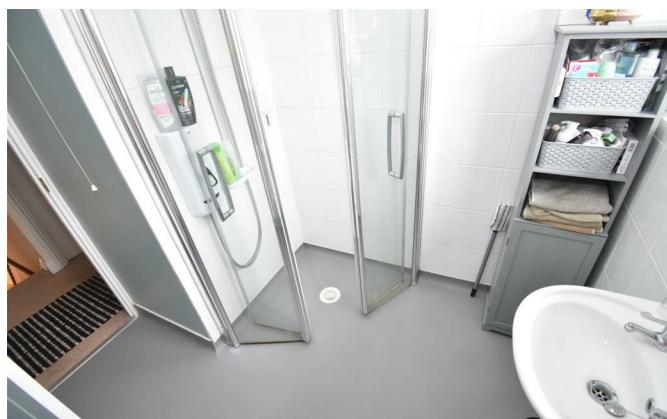
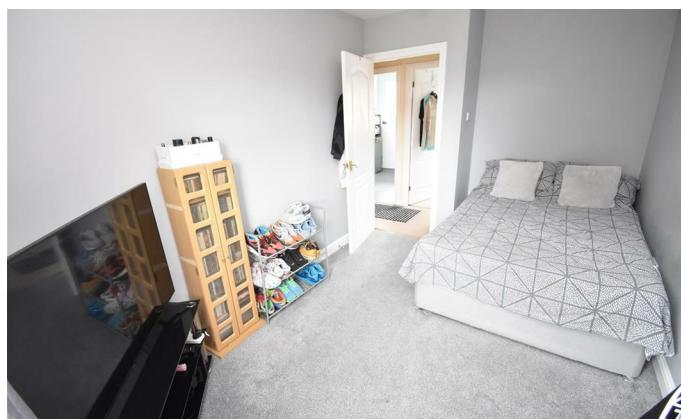
A fully sealed floor with walk in shower and glazed shower screen. low level WC an pedestal sink,. Window to rear aspect.

Integral garage & parking

Single garage with light, electric and up and over door. Driveway parking.





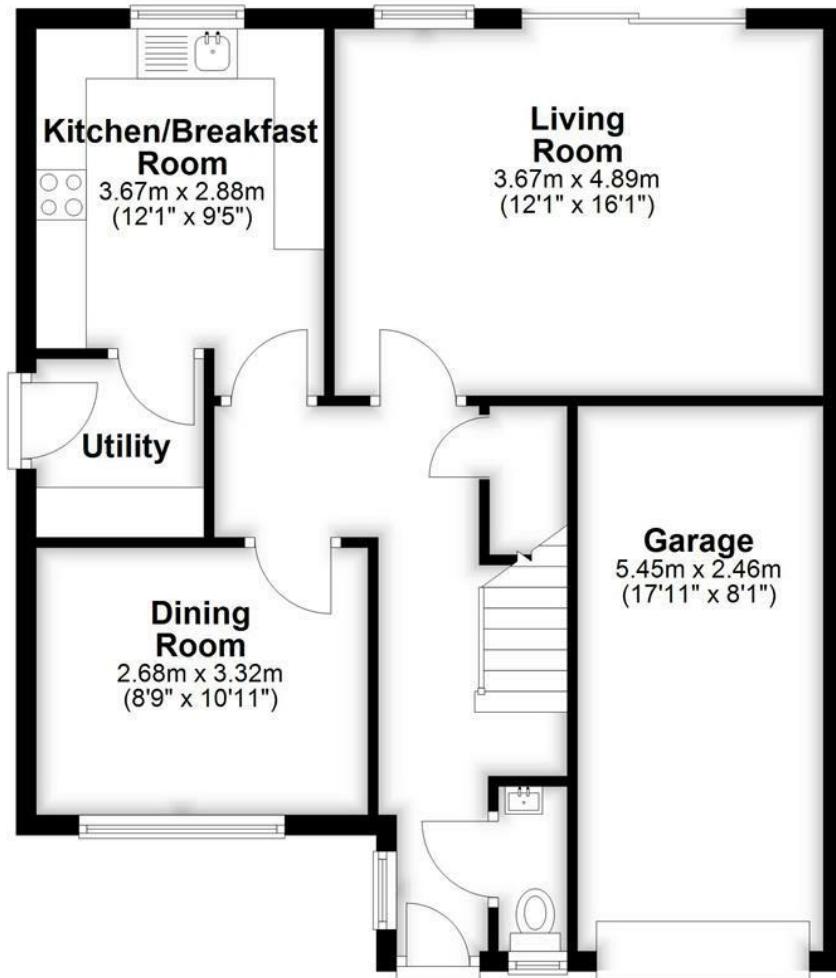


**GOODMAN
& LILLEY**



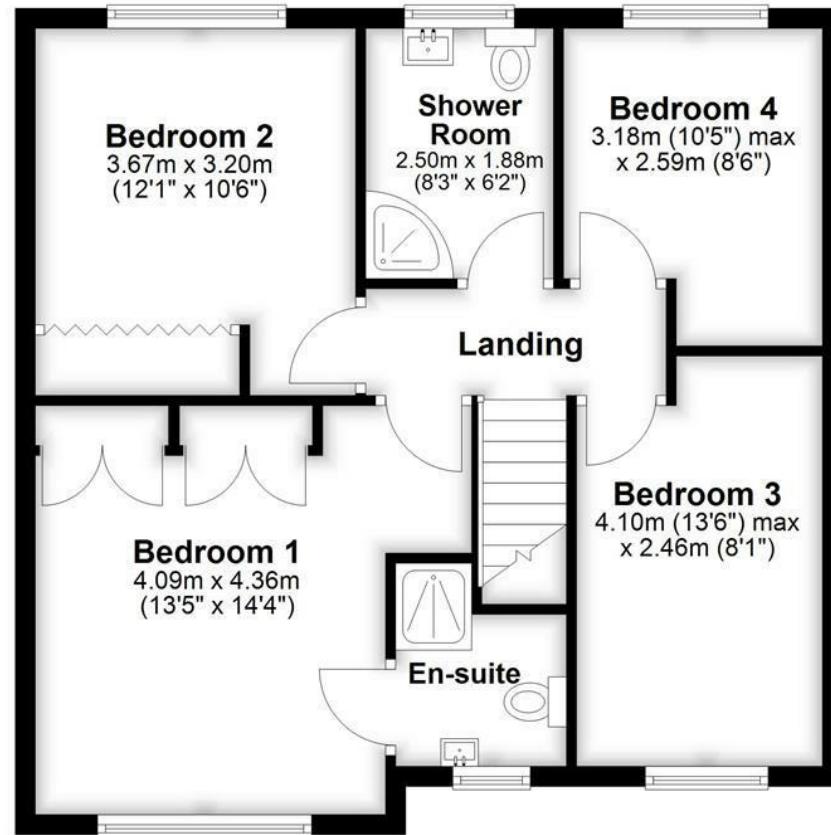
Ground Floor

Approx. 67.7 sq. metres (728.7 sq. feet)



First Floor

Approx. 59.8 sq. metres (643.5 sq. feet)



Total area: approx. 127.5 sq. metres (1372.2 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



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla