



PARK HOUSE, 41 BURLINGTON ROAD,  
PORTISHEAD, BS20 7BQ

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**GOODMAN  
& LILLEY**







# PARK HOUSE, 41 BURLINGTON ROAD      GUIDE PRICE £465,000

## PORTISHEAD BS20 7BQ

\*\*Viewings to Commence from Thursday 13th June\*\*

A modern, traditional three bedroom townhouse with a beautiful Georgian façade situated on the upper slopes of the popular Port Marine development within close proximity to the Lake Grounds, Marina and High Street.

The light and airy flexible accommodation is neatly arranged over three floors, and in brief comprises; A spacious entrance hall, cloakroom, snug, utility room to the rear with great potential to add in a window to the side elevation to create a further bedroom and integral garage to the ground floor. Family buyers will warm to the open-plan living space offered on the middle floor with spacious a living room leading out to a canopied style balcony affording views over the Amphitheatre.

The contemporary fitted kitchen/diner leads out to the manicured tiered garden. Occupying the second floor are three bedrooms, family bathroom and a master bedroom benefitting from fitted double wardrobes and an en-suite shower room completing the internal accommodation. Externally, the property benefits from having an enclosed rear garden, driveway to the front providing off street parking and a garage.

### Accommodation Comprises:

#### Entrance Hall

Secure part glazed composite front door opening to the entrance hall, understairs storage cupboard, Oak flooring, coving to ceiling, stairs rising to first floor landing, doors to cloakroom, utility room and inner hallway.

#### Cloakroom

Fitted with two piece white suite comprising; pedestal wash hand basin, low-level WC and extractor fan, tiled splashbacks, radiator, oak flooring.

#### Utility Room

Fitted with a matching range of modern white fronted base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, extractor fan, plumbing for washing machine, space for fridge/freezer and tumble dryer, radiator, oak flooring.

#### Hallway

Fitted storage cupboard, doors to snug and integral garage.

#### Snug

Half height wood panelled walls, radiator, TV & telephone points, recessed ceiling spotlights.

#### First Floor Landing

Staircase rising to second floor landing, doors to kitchen/dining room and the family room.

#### Kitchen/Dining Room

Fitted with a matching range of contemporary white high gloss fronted base and eye level units with composite work surfaces over, incorporating a 1 + 1/2 bowl composite sink unit with single drainer and stainless steel swan neck mixer tap, metro styled tiled splashbacks, integrated fridge, freezer and dishwasher, fitted eye level electric fan assisted double oven, with built in microwave oven above, fitted four ring induction hob with extractor hood over, uPVC double glazed windows to side and rear, wood effect Camaro flooring, TV point, coving to ceiling, recessed ceiling spotlights, wall mounted concealed gas boiler serving heating system and domestic hot water, secure uPVC double glazed french doors to garden, double doors to:

#### Living Room

uPVC double glazed window to side aspect, two radiators, wood effect Camaro flooring, coving to ceiling, secure uPVC double glazed French doors to:

#### Balcony

Canopied balcony enclosed by wrought iron railings providing space for a table and chairs with a wonderful open aspect overlooking the Amphitheatre.

#### First Floor Landing

Airing cupboard housing hot water tank, coving to ceiling with recessed ceiling spotlights, access to roof space via loft hatch, doors opening to all bedrooms and family bathroom.

#### Master Bedroom

uPVC double glazed windows to rear and side, two fitted double wardrobes, radiator, door to:

#### En-Suite Shower Room

Fitted with three piece modern white suite comprising; recessed tiled shower enclosure with fitted shower and glass screen, pedestal wash hand basin, low-level WC, chrome heated towel rail, extractor fan, full height tiling to all walls and recessed ceiling spotlights.

#### Bedroom Two

uPVC double glazed windows to front and side with the front window affording views over the Amphitheatre, radiator.

#### Bedroom Three

uPVC double glazed window to front affording views over the Amphitheatre, radiator.

#### Family Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath with hand shower attachment off mixer tap, pedestal wash hand basin, low-level WC, tiled splashbacks, chrome heated towel rail, extractor fan, shaver point.

#### Outside

To the rear of the property is a manicured landscaped garden with a wonderful array of attractive plants tiered over three levels with each level providing a seating area and different perspective of tranquillity to relax, enjoy the sun with a glass of wine or entertain family and friends, enclosed by timber panelled fencing with secure gated side access, outside cold tap.

#### Garage & Driveway

A blocked paved driveway provides off-street parking leading to the Integral, single garage with power and light connected, up and over door. The remainder of the frontage is enclosed by wrought iron railings with pathway leading to the front of the home, a covered area provides space for bins.



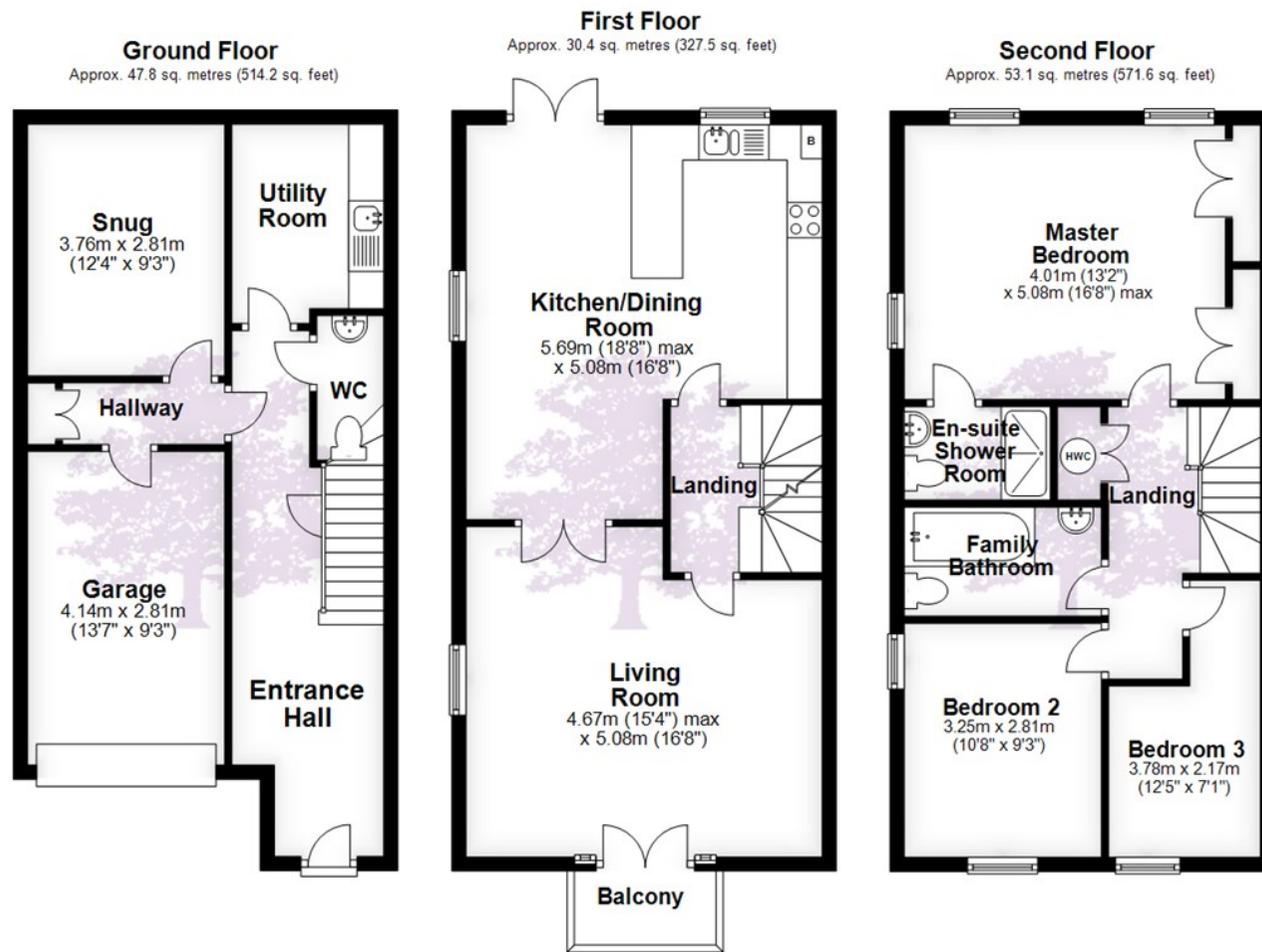
- Prime Port Marine Location
- Views Over The Amphitheatre
- Georgian Style Town House
- Three Bedrooms
- Landscaped Gardens
- Garage & Driveway





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Total area: approx. 131.3 sq. metres (1413.2 sq. feet)

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