



4 NORE ROAD,  
PORTISHEAD, BS20 7HN

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**GOODMAN  
& LILLEY**













# 4 NORE ROAD

## PORTISHEAD BS20 7HN

# GUIDE PRICE

## £699,950

A rare opportunity to acquire a beautifully presented three/four-bedroom family home located in an enviable position close to Portishead's traditional Victorian High Street, Lake Grounds and Marina.

With family homes like this rarely available, without a doubt, one of the most striking features of this fine residence, aside from the stunning manicured gardens or sweeping driveway to the front, has to be the flexible living accommodation, designed to suit a variety of needs, family buyers will warm to the four generously sized bedrooms whilst those looking to downsize the opportunity to live on one level whilst still being able to accommodate visiting family and friends upstairs is sure to appeal.

The light and airy accommodation in brief comprises; entrance hall, kitchen/breakfast room with porch and utility off, living room which leads through to the conservatory providing a 180 degree view over the delightful mature gardens. A dining room/bedroom, family room/bedroom and a modern fitted family bathroom complete the ground floor. The first-floor features two double bedrooms with an impressive master bedroom suite complete with en-suite shower room and walk in wardrobe.

The beautiful, manicured gardens are fully enclosed by panelled fencing and mature hedges. Predominantly laid to lawn with a variety of flowers and an array of deep planted flowering shrubs. To the rear of the garden is a horticulturist dream with a selection of fruit trees and a number of good-sized vegetable patches and greenhouse. A secluded deep paved patio seating area can be accessed from the conservatory and provides a wonderful tranquil outlook over the garden, perfect for entertaining visiting family and friends al fresco style in the sun. A sweeping driveway to the front of the home provides off street parking for several vehicles leading to the front of the home and detached garage with workshop.

height fridge and cooker with pull out extractor hood over, uPVC double glazed window to rear, pantry cupboard with shelving and glazed window to side, double panel radiator, ample space to position a table and chairs, recessed ceiling spotlights, secure uPVC door to side leading to covered porch and utility room.

### Porch

Covered porch with steps leading down to the front of the property, door to utility room.

### Utility Room

5'4" x 4'6"  
Fitted with two-piece suite comprising; wash hand basin with tiled splashbacks and low-level WC, plumbing for washing machine, uPVC double glazed window to rear.

### Living Room

13'0" x 22'3"  
A generously sized room, light and airy in its appearance with uPVC double glazed windows to rear and side, coal effect gas fire set in marble surround, two double panel radiators, TV & telephone points, secure uPVC double glazed patio door to:

### Conservatory

A light-filled room which can be enjoyed all year round, providing a number of usages including a sitting room, reading space, study or secondary TV room, full height uPVC double glazed windows to all sides providing a wonderful 180 degree view over the manicured gardens, two double panel radiators, secure uPVC double glazed French doors to garden.

### Dining Room / Bedroom Three

10'0" x 12'4"  
A flexible room currently being used as a dining room with ample space to position a good-sized dining room table and chairs, a range of fitted wardrobes, uPVC double glazed window to front, double panel radiator.

### Family Room / Bedroom Four

12'4" x 11'7"  
A versatile room providing a variety of usages with uPVC double glazed window to front, fitted with a range of wardrobes including a dressing table, panel radiator.

### Family Bathroom

Fitted with three-piece modern white suite comprising; deep panelled 'p' shaped bath with independent power shower over and glass screen, wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC, full height tiling to all walls, heated towel rail, shaver point, uPVC obscure double-glazed window to side.

### First Floor Landing

Doors opening to both bedrooms.

### Master Bedroom

14'10" x 16'1"  
Impressive master bedroom suite with doors to walk-in wardrobe and en-suite shower, double glazed Velux window, uPVC double glazed window to rear, single and double panel radiator, door to eaves storage space, access to roof space via loft hatch.

### Walk-in Wardrobe

Generously sized walk-in wardrobe providing ample storage and hanging space.

### En-suite Shower Room

Fitted with four-piece modern white suite comprising; tiled shower enclosure with fitted shower and glass screen, pedestal wash hand basin with cupboards and drawers, bidet and low-level WC, full height tiling to all walls, heated towel rail, extractor fan, double glazed Velux window.

### Bedroom Two

12'3" x 12'7"  
Two uPVC double glazed windows to front, double panel radiator, storage cupboard with door to rear leading into an expansive roof space with wall mounted gas combination boiler serving domestic hot water and central heating system.

### Outside

The beautiful, manicured gardens measures in excess of 60ft and is fully enclosed by panelled fencing and mature hedges. Predominantly laid to lawn with a variety of flowers and an array of deep planted flowering shrubs. To the rear of the garden is a horticulturist dream with a selection of fruit trees and a number of good-sized vegetable patches and greenhouse. A secluded deep paved patio seating area can be accessed from the conservatory and provides a wonderful tranquil outlook over the garden, perfect for entertaining visiting family and friends al fresco style in the sun. A generously sized timber summerhouse 3.03m x 2.42m (9'11" x 7'11") offers a wonderful relaxing environment in which to enjoy a good book. An attached tool shed is accessed from the rear and provides ample hidden storage space for garden equipment. Access to both sides of the property lead to the front of the home which has been designed with low maintenance in mind, laid to stone chippings and a selection of perennial plants.

### Driveway, Garage & Workshop

Expansive driveway provides off street parking for several vehicles leading to the front of the home and detached garage 4.65m x 2.41m (15'3 x 7'10") accessed via an up and over door with power and light connected. The workshop 2.12m x 2.41m (6'11 x 7'10) is located to the rear of the garage, access via a secure hardwood door with power and light connected, two double glazed windows to side and rear.



EPC Rating C

Tenure: Freehold

Council Tax Band: F

All viewings strictly by appointment with the agent  
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### Accommodation Comprising:

#### Entrance Hall

Secure part glazed door opening to the light-filled entrance hall, turned staircase rising to the first-floor landing, a number of storage cupboards, panel radiator, recess storage cupboard providing ample space for coats and shoes with uPVC double glazed window to front, this space also provides the opportunity to create a cloakroom w.c. doors to all principle reception rooms.

#### Kitchen/Breakfast Room

11'11" x 10'2"  
Fitted with a matching range of modern wood effect laminate fronted base and eye level units with underlighting, drawers and worktop space over, inset 1+1/2 bowl polycarbonate sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, integrated 'Bosch' freezer, plumbing for dishwasher, space for full

- Detached Family Home
- Manicured Landscaped Gardens
- Impressive Master Bedroom Suite
- Flexible Living Space
- Close To The High Street, Lake Grounds & Marina
- Highly Desired Residential Address
- Three/Four Bedrooms
- Gated Sweeping Driveway
- Viewing Highly Advised







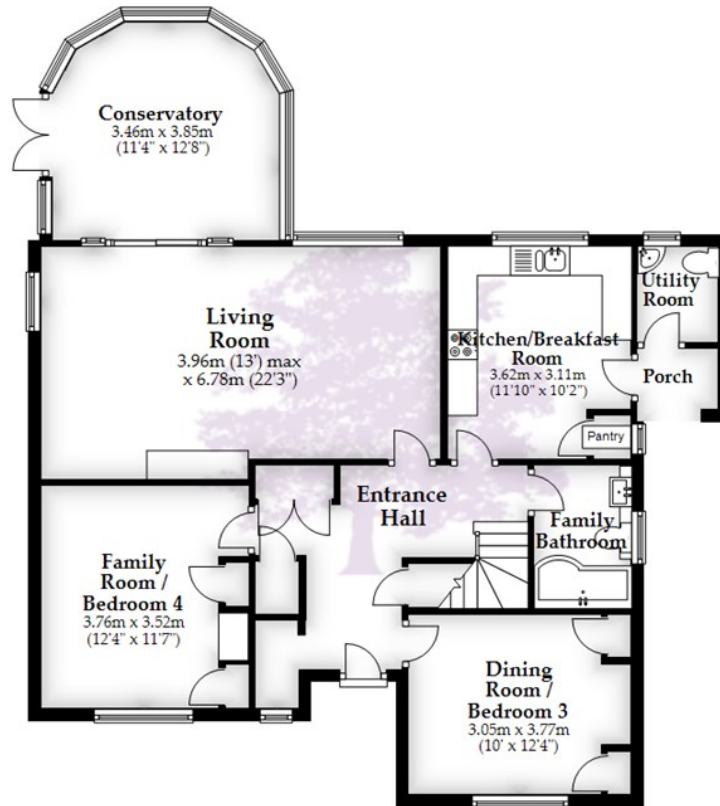


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### Ground Floor

Approx. 100.0 sq. metres (1076.3 sq. feet)



### First Floor

Approx. 43.8 sq. metres (472.0 sq. feet)



Total area: approx. 143.8 sq. metres (1548.2 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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