



5 VALLEY ROAD

PORTISHEAD
BS20 8JU



5 VALLEY ROAD

PORTISHEAD BS20 8JU

- Detached Family Home
- Master Bedroom with Ensuite
- Kitchen & Separate Utility Room
- Large Rear Garden
- Semi-Rural Town Location
- Four Bedrooms
- Two Reception Rooms
- Approx. 2000 Sq.Ft
- Detached Garage & Parking

Approached via a generous driveway providing ample off-road parking, the property enjoys an attractive frontage complemented by a well-maintained lawned garden and detached garage, creating an impressive first impression.

Upon entering, you are welcomed by a spacious entrance hall that immediately showcases the generous proportions of this unique home. Arranged over three well-planned levels, the versatile accommodation includes a formal dining room, cloakroom/WC and Bedroom Four on the entrance level, while the central floor comprises the main living room, kitchen, utility room, two further double bedrooms and the family bathroom. Occupying the entire upper floor is an impressive principal suite with extensive fitted wardrobes and a private en-suite shower room.

The entrance-level reception room is currently arranged as a formal dining room, creating an elegant setting for entertaining. Wide sliding patio doors flood the room with natural light and provide direct access to the rear garden, although the space could equally serve as an excellent living room. Bedroom Four offers flexibility as a guest bedroom, home office or study, while a cloakroom/WC completes this floor.

A short flight of five steps leads to the central level, where the landing benefits from two useful built-in storage cupboards. The spacious living room provides a welcoming space to relax, with sliding patio doors opening directly onto the rear garden and creating an excellent connection between the indoor and outdoor spaces. Positioned alongside, the kitchen is fitted with an extensive range of timber-fronted wall and base units complemented by white laminate work surfaces with timber-effect edging, offering generous storage and preparation space. An adjoining utility room provides further workspace and practical storage.

Bedrooms Two and Three are both comfortable double rooms overlooking the front of the property, with Bedroom Two also benefiting from a built-in double wardrobe. Completing this floor is the family bathroom, fitted with a four-piece suite comprising a panelled bath, separate walk-in shower, wash basin and WC.

Ascending to the upper floor, you arrive at an impressive principal suite occupying the entire top level of the home. Extending the full length of the property, the spacious bedroom provides ample room for a range of furniture and benefits from a full wall of fitted wardrobes. The en-suite shower room is fitted with a shower cubicle, wash basin, bidet and WC. Subject to the necessary consents and any required building regulations, the generous proportions of this floor also offer the potential to subdivide the space to create two well-proportioned double bedrooms, if desired.







GARDEN

To the rear, the property enjoys a generous and beautifully established garden, accessible directly from both reception rooms via sliding patio doors, creating a seamless connection between the indoor and outdoor living spaces. A spacious patio provides the perfect setting for al fresco dining and entertaining, while the garden extends into a substantial lawn bordered by a variety of mature trees, ornamental shrubs and colourful planting. The expansive plot not only offers a private and tranquil outdoor setting to enjoy throughout the seasons but also presents excellent potential to extend the property to the rear, subject to the necessary planning permissions and building regulations, making this an exciting opportunity for those looking to create their ideal family home.

GARAGE & DRIVEWAY

The property is further complemented by a detached garage and a generous driveway, providing off-road parking for multiple vehicles.

LOCATION

Valley Road enjoys an enviable position on the western edge of Portishead, where the town gives way to open countryside, creating a peaceful setting while remaining exceptionally well connected. The property is ideally placed for easy access to Clevedon, the M5 motorway and the wider region, making it an excellent choice for commuters. Portishead's vibrant High Street, picturesque Marina and the ever-popular Lake Grounds are all within easy reach, offering an excellent selection of independent shops, cafés, restaurants and leisure facilities. A regular bus service, with a stop just a short walk away on Nore Road, provides convenient connections to Portishead, Bristol and the surrounding areas. Families are well served by a number of highly regarded schools, including High Down Infant and Junior School, while Gordano School is also conveniently located nearby. The area's appeal is set to increase further with the forthcoming reopening of the Portishead to Bristol railway line, providing a direct rail link to the city and enhancing connectivity for both commuters and leisure travelers.

AGENT NOTES

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: F

EPC Rating: TBC

Services: Mains Gas, Electric, Water, Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440



5 VALLEY ROAD

PORTISHEAD
BS20 8JU

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.TOTAL SQUARE FOOTAGE
2001.30 SQ.FT

COUNCIL TAX BAND : F

RECEPTION ROOM : NULL

BEDROOMS: 4

BATHROOMS : 2

FREEHOLD



Ground Floor

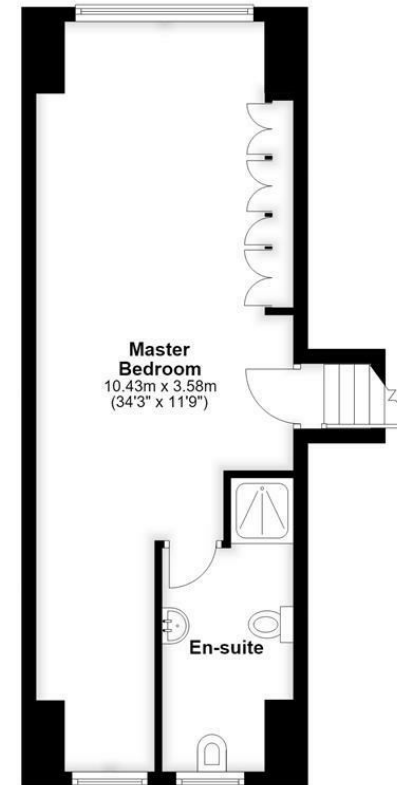
Approx. 147.6 sq. metres (1589.0 sq. feet)



Total area: approx. 185.9 sq. metres (2001.3 sq. feet)

First Floor

Approx. 38.3 sq. metres (412.3 sq. feet)





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

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

WWW.GOODMANLILLEY.CO.UK