

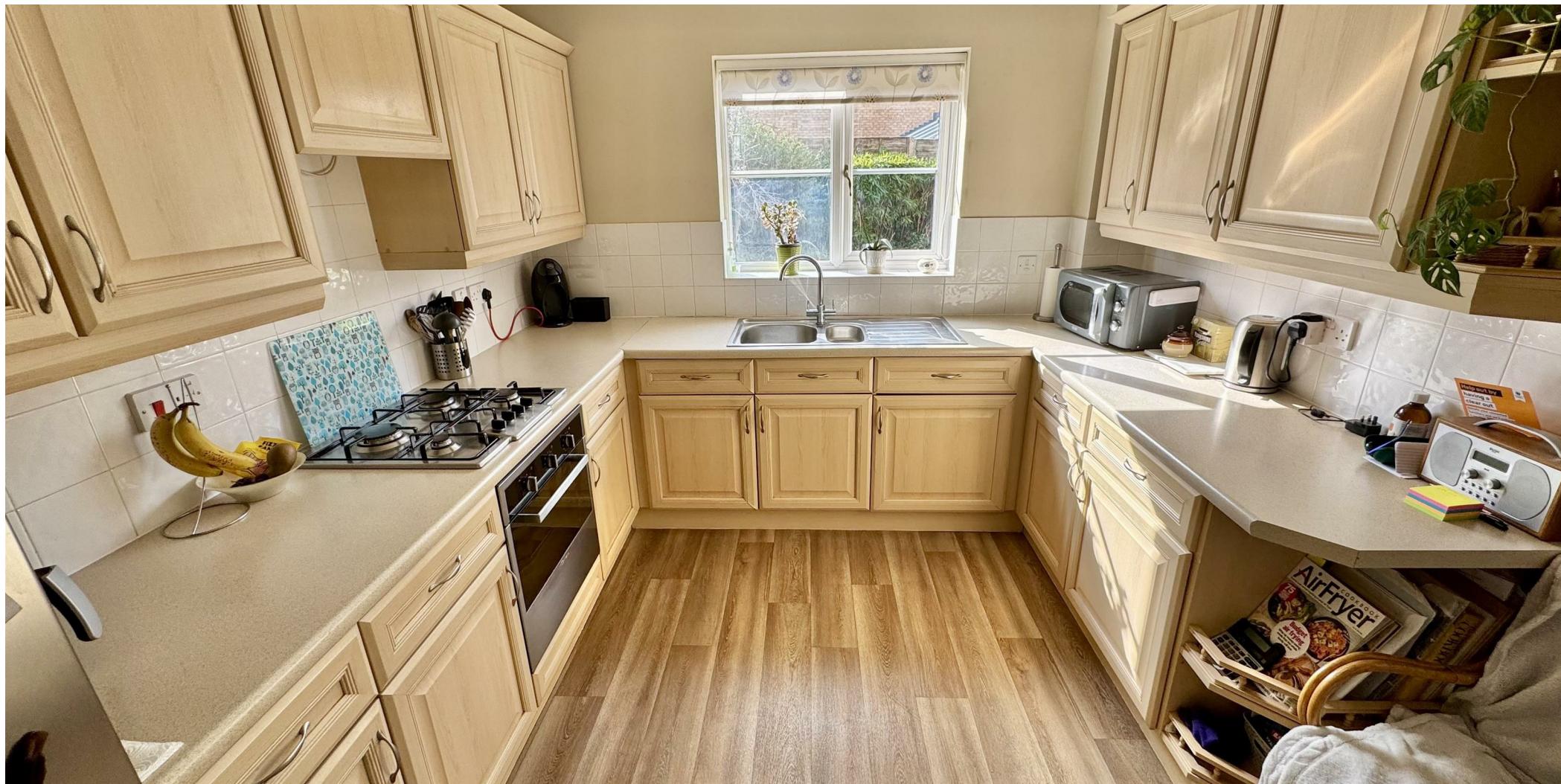


3 AELFRIC MEADOW,  
PORTISHEAD, BS20 7LB

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GOODMAN  
& LILLEY







# 3 AELFRIC MEADOW

## PORTISHEAD BS20 7LB

GUIDE PRICE  
£489,950

A detached four bedroom family home located just a short walk from open green spaces, parks, and schools. With two reception rooms, a kitchen breakfast room, and four generous bedrooms, it's the perfect family home in an unbeatable location.

Positioned to overlook open green space, this home provides a serene and picturesque setting, ideal for those who appreciate the beauty of nature. The tranquil surroundings offer the perfect backdrop for peaceful evenings or leisurely walks. The south-facing garden is a true highlight, allowing you to enjoy the sun all day long and offering endless possibilities for creating your own outdoor sanctuary, whether it's for dining, entertaining, or simply relaxing in the fresh air.

The practicalities of everyday life are effortlessly catered for with the added benefit of a garage and driveway parking, ensuring your home remains both convenient and accessible. Inside, the spacious reception rooms are perfect for hosting family gatherings or more intimate get-togethers, while the four generously sized bedrooms offer versatile living spaces, ideal for rest, work, or play.

This property is a wonderful opportunity for those seeking both a peaceful and functional home. Whether you're looking to enjoy the outdoors, entertain guests, or simply unwind in comfort, this home accommodates all of your lifestyle needs. Don't miss your chance to own this charming property in Aelfric Meadow. Contact us today to arrange a viewing and experience first-hand the beauty, comfort, and convenience this home offers.

### Accommodation comprising;

#### Entrance Hall

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.

- Detached Family Home
- Integral Garage & Driveway
- Two Reception Rooms
- Popular Vale Development

#### WC

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

#### 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.

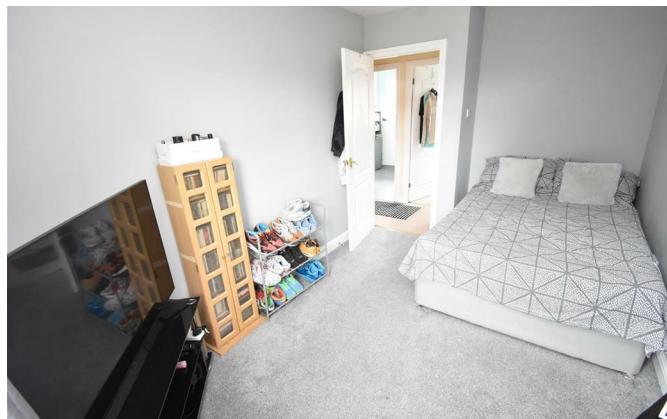
#### Integral garage & parking

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



- Overlooking Open Green Space
- South Facing Garden
- Walking Distance To Park
- Four Spacious Bedrooms
- Main Bedroom With En-Suite
- Close to the Marina and High Street



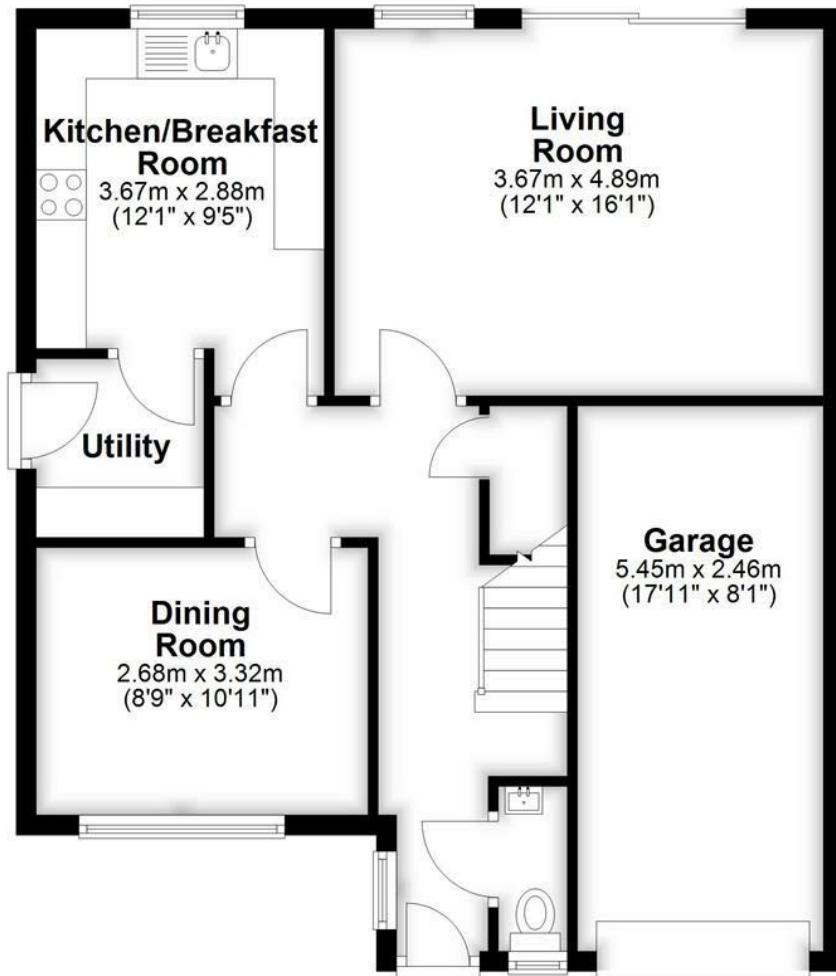


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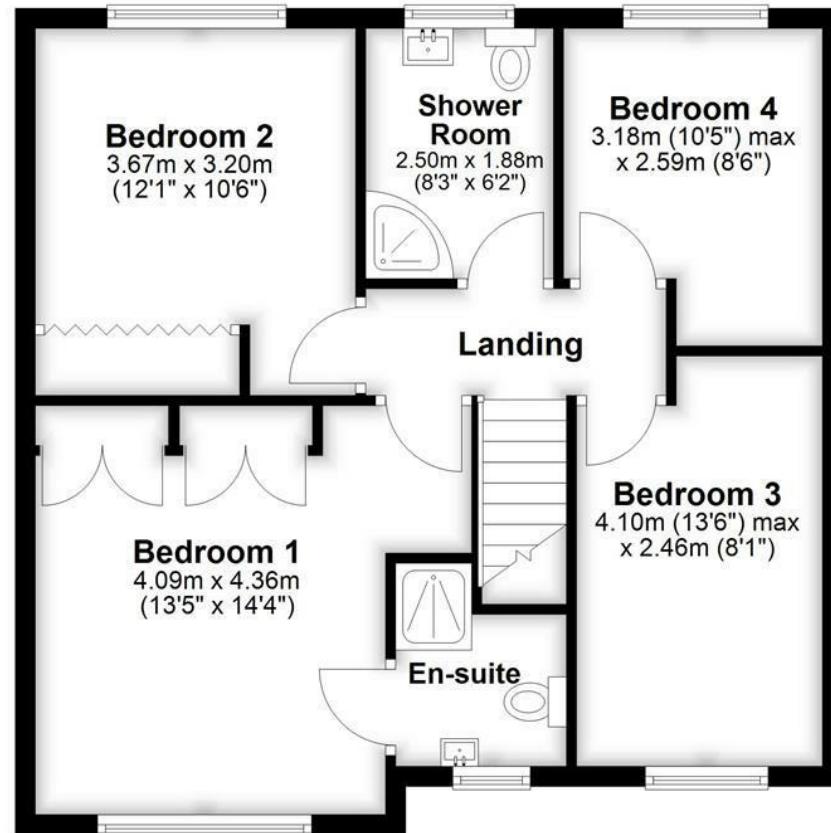
## Ground Floor

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

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## LETTINGS

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## LAND & NEW HOMES

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