



33 COMBE AVENUE,
PORTISHEAD, BS20 6JS

**GOODMAN
& LILLEY**



A GOLDEN OPPORTUNITY TO ACQUIRE A BEAUTIFULLY EXTENDED AND MUCH-IMPROVED SEMI-DETACHED FAMILY HOME SITUATED CLOSE TO PORTISHEADS TRADITIONAL HIGH STREET. THIS PROPERTY IS ALSO OFFERED WITH NO ONWARD CHAIN.

For those downsizing and family buyers, look no further! If you're seeking a home close to the High Street and also only a short distance to the Lake Grounds then this home will tick all of the boxes. The property is arranged over three floors and in brief, the property comprises; entrance hall, living room, stunning kitchen/dining/family room, utility room and cloakroom. The first floor features two double bedrooms, family bathroom, study with a turned staircase rising to the master bedroom and en-suite shower room. The rear garden enjoys a favoured southerly orientation and is laid to lawn with generous decked terrace that is conveniently accessed via the bi-folding doors from the Kitchen/Dining/Family Room providing the ideal place to sit back and enjoy the far reaching views across the Gordano Valley. Off-road parking completes the package to this fine family home. The property also has planning in place for a two storey side extension online ref 22/P/1979/FUH

With quality fixtures and fittings throughout coupled with a private sunny rear garden, this is one home that simply has it all. Contact Goodman & Lilley to arrange your appointment to view.

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

Accommodation Comprising

Entrance Hall

Secure upVC double glazed door opening to the entrance hall, light and airy in its appearance with upVC double glazed window to the side aspect, wood effect laminate flooring, show cupboard, radiator, stair case rising to the first floor landing, understairs storage cupboard, doors opening to principal rooms.

Living Room

A pleasant reception room with feature wood burning stove sat on a slate hearth with timber mantle over, solid oak flooring, radiators, upVC double glazed window to the rear aspect, recessed ceiling downlighting.

Kitchen/Dining/Family Room

A superb family orientated room, light-filled enjoying a private orientation and is certainly the 'hub of the home'. The kitchen is fitted with a comprehensive range of wall, base and drawer units with granite work surfaces and splash backs, feature island unit with granite worksurface, inset Belfast sink and hose mixer tap, NEFF gas range 5-ring gas hob with extractor hood, integrated dishwasher, fridge/freezer, electric fan assisted oven, wood effect flooring, recessed ceiling down lighting, door to the utility room and the cloakroom, open-plan the dining/family room with a hardwood bi-folding doors that open to the rear garden, Velux skylight windows, ample space to position both a family-sized dining room table and also lounge furniture sofa.

Utility Room

upVC double glazed window to the front aspect, wall units, granite work surface with plumbing for washing machine beneath, recessed ceiling downlighting, gas fired combination boiler serving the heating system and domestic hotwater, radiator, wood effect laminate flooring, hardwood door to:-

Cloakroom

Fitted with a two piece suite comprising; low-level WC, pedestal wash hand basin, radiator, wood effect flooring, recessed ceiling downlighting, Velux skylight window.

First Floor Landing

upVC double glazed window to the side aspect, recessed ceiling downlighting, oak doors opening to the bedrooms, family bathroom, study (with staircase rising to the master bedroom)

Bedroom Two

A good-sized room with upVC double glazed window to the front aspect, radiator, built-in wardrobe.

- Semi-Detached Family Home
- Three Bedrooms
- South Facing Rear Gardens
- Well Presented Throughout
- No onward chain
- Extended Accommodation (1327 Sq. ft)
- Stunning Kitchen/Dining/Family Room
- Close To High Street & Lake Grounds
- Viewing Highly Advised
- Planning granted to extend

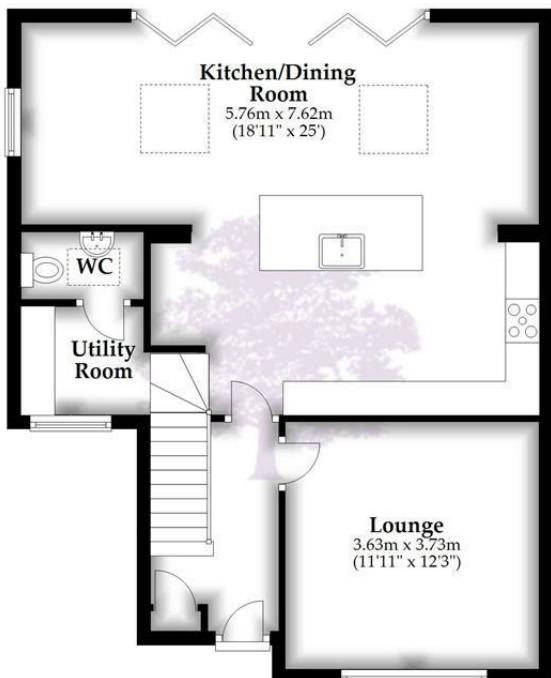


GUIDE PRICE £495,000



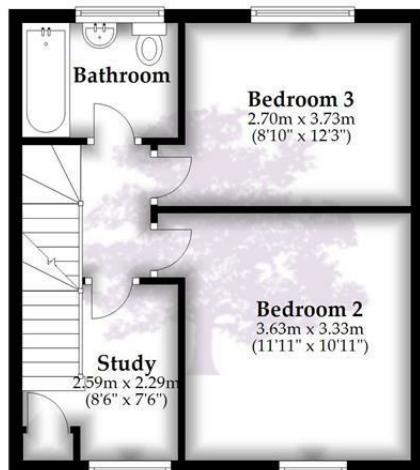
Ground Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



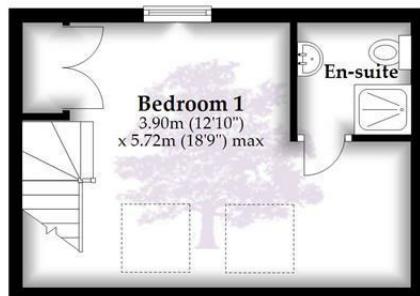
First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



Second Floor

Approx. 22.3 sq. metres (240.1 sq. feet)



Total area: approx. 123.3 sq. metres (1327.3 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.

HENLEAZE - 0117 2130777

henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440

sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333

shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove

**The Property
Portal**

WWW.GOODMANLILLEY.CO.UK

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