



8 WATERSIDE PARK,  
PORTISHEAD, BS20 8LL

---

**GOODMAN  
& LILLEY**







# 8 WATERSIDE PARK

## PORTISHEAD BS20 8LL

# OFFERS IN EXCESS OF £535,000

An extended, four/five bedroom detached family home situated in a desirable location offering stunning elevated views of the Bristol Channel towards the Welsh coastline.

Set in a commanding position within a cul de sac position, this home offers an excellent opportunity for the discerning purchaser whom is looking for both a quiet, family orientated area coupled with spacious, versatile accommodation designed with the sole purpose of family life.

In brief, the property comprises; entrance hall, study/bedroom four, cloakroom, stairs rising to first floor with a living room that takes full advantage of the view, kitchen/diner with patio doors leading out to the balcony, two bedrooms, four piece family bathroom and a further reception room or bedroom with access to the rear garden complete the first floor. A master bedroom suite complete with en-suite bathroom occupies the second floor and complete the internal accommodation. Externally, the home is blessed with ample off road parking, and a double garage which could offer an opportunity to develop into further living accommodation. The expansive mature rear gardens are laid mainly to lawn and enjoy a wonderful degree of privacy with many vantage points to sit back, relax and enjoy the picturesque sunsets of the Bristol Channel.

### Accommodation Comprising:

#### Entrance Hall

Secure uPVC obscure entrance door and window combination opening to entrance hall, walk-in storage cupboard with shelving, radiator, stairs rising to the first floor landing, uPVC double glazed door to vestibule, doors to:

#### Cloakroom

Fitted with two piece modern white suite comprising, vanity wash hand basin with cupboard under and low-level WC, full height tiling to all walls, heated towel rail.

#### Study / Bedroom Four

10'8" x 10'11"  
uPVC double glazed window to front aspect, boiler cupboard with wall mounted gas boiler serving heating system and domestic hot water, radiator, door to under-stair storage cupboard of approx 6'5" x 4" dimensions.

#### Half Landing

Hardwood double windows to front, side and rear aspects, secure hardwood glazed door to garden and front.

#### First Floor Landing

Airing cupboard housing hot water cylinder with additional shelving, further storage cupboard, radiator, stairs rising to the second floor landing, open plan to Living Room, doors to Kitchen, Sitting Room, Two Bedrooms and Family Bathroom.

#### Kitchen/Dining Room

10'9" x 16'10"  
Recently refitted with a range of high gloss base and eye level units with Quartz work surfaces over and upstands, one and a half bowl inset stainless steel sink unit with single drainer, a range of integrated appliances to include two Bosch ovens, Neff electric hob with extractor hood over, Bosch dishwasher, space for fridge/freezer, radiator, uPVC double glazed window to front aspect, uPVC double glazed sliding doors to Balcony.

#### Living Room

17'7" x 19'1"  
Secure uPVC double glazed sliding door to balcony, coal and drift wood effect gas fireplace, double radiator.

#### Balcony

3'10" x 17'10"  
Enclosed by wrought iron railing affording panoramic views across the Bristol Channel and the Welsh hill beyond.

#### Sitting Room

16'11" x 10'11"  
Radiator, uPVC double glazed sliding door to garden.

#### Bedroom Two

11'9" x 10'9"  
uPVC double glazed window to rear aspect, built in wardrobes with hanging rail and shelving, radiator, sink unit.

#### Bedroom Three

11'9" x 7'5"  
uPVC double glazed window to rear aspect, built in wardrobes with hanging rail and shelving, radiator, double door, door to:

#### Family Bathroom

Fitted with four piece white suite comprising; deep panelled bath with hand shower attachment off, vanity wash hand basin with cupboard under, tiled shower enclosure and low-level WC, full height tiling to two walls, shaver point, uPVC double glazed obscure window to side aspect, heated towel rail.

#### Second Floor Landing

Three doors to eaves storage/loft space, built in storage cupboard, doors to:

#### Master Bedroom

11'9" x 14'3"  
uPVC double glazed window to rear aspect, built in wardrobes with hanging rail and shelving, radiator.

#### En-suite Bathroom

Fitted with five piece suite comprising; deep panelled bath, pedestal wash hand basin, recessed tiled shower enclosure with glass screen, bidet and low-level WC, tiled splashbacks, shaver point, uPVC obscure double glazed window to rear aspect, radiator.

#### Eaves / Roof Space

34'8" x 29'9"

#### Double Garage & Driveway

The property is approached via a paved driveway offering parking for several vehicles, leading to the front of the home and the double garage with electric up and over door, power and light connection, utility section fitted with a range of base and eye level units with worktop space over, 1 + 1/2 bowl stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer and tumble dryer.

#### Outside

The property is blessed with generous gardens to both the front and the rear of the property offering the family various places to sit back and take advantage of the outdoor space. The front garden is predominantly laid to a level lawn and is flanked by mature hedges that flank the garden on both sides providing a degree of privacy. The rear garden is tiered into the hillside and has a path that leads up to the top of the garden which affords estuary views. The garden is laid mainly laid to lawn and has various flowering shrubs and specimen trees that occupy the borders. A patio area resides at the bottom of the garden and provides a private, south facing outdoor seating place to sit back and enjoy the orientation.



- Detached Family Home
- Off Street Parking
- Four/Five Bedrooms
- Integral Double Garage
- Expansive Rear Gardens



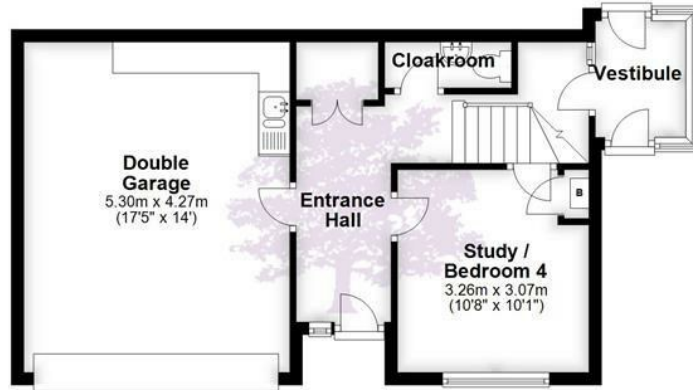


GOODMAN  
& LILLEY



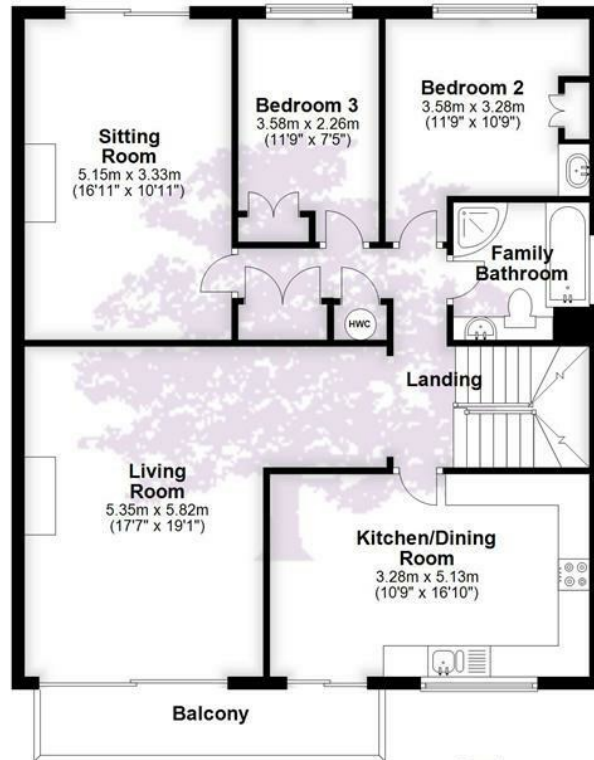
### Ground Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



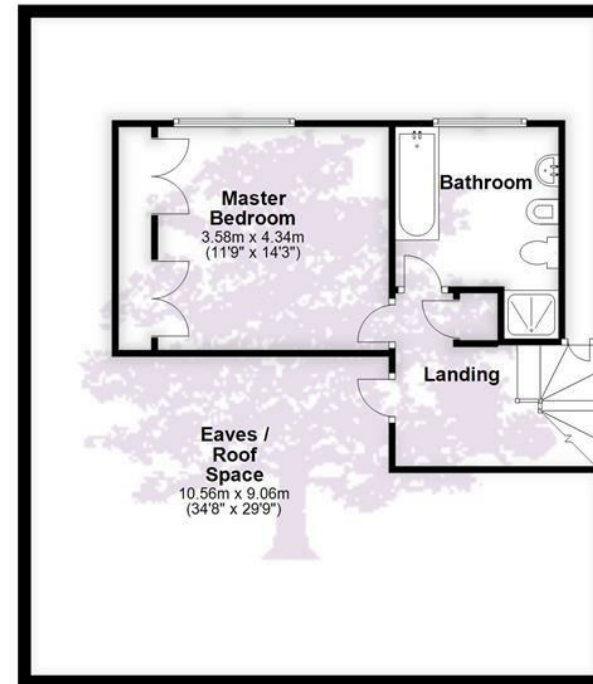
### First Floor

Approx. 96.1 sq. metres (1034.5 sq. feet)



### Second Floor

Approx. 93.6 sq. metres (1007.6 sq. feet)



Total area: approx. 239.3 sq. metres (2575.5 sq. feet)

## 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



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