



11 HIGH STREET,  
PORTBURY, BS20 7TQ

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GOODMAN  
& LILLEY



## AN OPPORTUNITY TO ACQUIRE A SPACIOUS THREE BEDROOM DETACHED FAMILY HOME SITUATED ON A GENEROUS PLOT WITHIN THE POPULAR VILLAGE OF PORTBURY.

Upon entering the property, you are welcomed by a spacious entrance hall that is filled with natural light, setting a warm and inviting tone. A convenient cloakroom is located nearby, enhancing the practicality of the layout. The generous living room at the front of the house boasts a lovely outlook over the front garden, creating a perfect space for relaxation. At the rear elevation of the property, you will find a contemporary kitchen and dining room designed for both functionality and style. Featuring a breakfast bar peninsula, this area is perfect for casual dining and socialising, while the ample storage and workspace make meal preparation a breeze. The open-plan layout encourages a flow between cooking and dining, ideal for family gatherings.

The first floor is home to three well-appointed double bedrooms, offering plenty of space for family members or guests. Originally designed as a four-bedroom home, the master bedroom has been thoughtfully transformed into an impressive 18-foot suite, providing a luxurious and comfortable retreat. The two additional bedrooms are also generously sized, ensuring everyone can enjoy their own private space. Completing the upper level is a modern family bathroom, thoughtfully designed to meet the needs of busy households. With stylish fixtures and finishes, this bathroom offers both convenience and comfort for all residents.

Outside, the property boasts a larger-than-average garden that features a generous patio area, perfect for alfresco dining or relaxing in the sun. The lawn is complemented by various ornamental trees, adding a touch of greenery and tranquillity to the space. At the rear of the garden, a slight dog leg area includes a vegetable garden, providing the perfect opportunity for those

with a green thumb to cultivate their own produce. This delightful outdoor space enhances the overall appeal of this wonderful home.

The village of Portbury offers both professional couples and family buyers the ideal city retreat. The fast commuter links, rural walks, village school and traditional pub all within a stones throw away, village life doesn't get more convenient than this.

Goodman & Lilley anticipate a good degree of interest due to its unique, quiet location and the accommodation on offer. Call us today on 01275 430440/sales@goodmanlilley.co.uk and talk with one of our property professionals to arrange an internal inspection.

M5 (J19) 1.4 miles, Bristol Temple Meads 8.7 miles, Bristol Airport 9.3 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

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- Detached Family Home
  - Re-Fitted Kitchen/Breakfast Room
  - Popular Village Location
  - Garage & Driveway
  - Further Potential To Extend
  - 3 Double Bedrooms
  - Modern Family Bathroom
  - Well-Presented Throughout
  - Large Rear Garden
  - Viewing Highly Advised

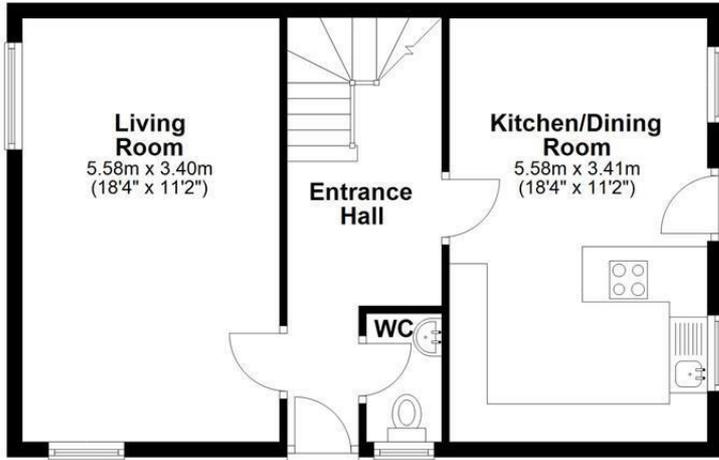


GUIDE PRICE £450,000



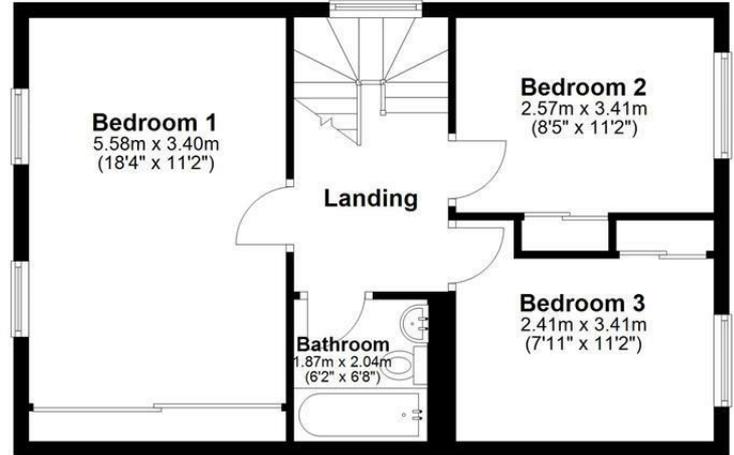
## Ground Floor

Approx. 50.4 sq. metres (542.0 sq. feet)



## First Floor

Approx. 50.6 sq. metres (544.6 sq. feet)



Total area: approx. 100.9 sq. metres (1086.6 sq. feet)

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