



30 PIER CLOSE,
PORTISHEAD, BS20 7BU

GOODMAN
& LILLEY







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GUIDE PRICE
£650,000

An opportunity to acquire this exceptional three/four-bedroom semi-detached townhouse, significantly enhanced in recent years by the addition of a striking, contemporary open-plan living/kitchen/dining/family room extension to the rear.

Truly one of a kind, the home has been thoughtfully designed to maximise natural light, embrace its surroundings and promote a wonderful sense of space and well-being. The impressive extension has transformed the way the property is enjoyed, creating a superb open-plan living environment perfectly tailored to modern family life. Arranged neatly over three floors, the accommodation briefly comprises an entrance hall, cloakroom, bedroom and utility room on the ground floor.

The first floor is without doubt a standout feature of the home, offering an impressive and substantial open-plan living space designed with both style and functionality in mind. Laid with beautiful oak flooring throughout, the room immediately conveys a sense of quality and warmth. To the front elevation, a French door and window combination opens onto the balcony, complete with stylish window shutters, allowing natural light to pour in while offering flexibility and privacy when desired. Seamlessly open-plan to the kitchen, this remarkable space perfectly embodies the contemporary family living so sought after in modern homes. The kitchen itself is a superb addition, thoughtfully designed and fitted with a comprehensive range of high-quality 'Harvey Jones' base, drawer and eye-level units, enhanced by LED downlighters and complemented by sleek 'Silestone' work surfaces. A substantial central island forms both a practical workspace and social hub, featuring an expansive work surface and an inset 'Franke' sink unit with drainer and mixer tap.

Beyond the kitchen, the space flows effortlessly into a dedicated dining area, creating a natural setting for both everyday family meals and larger gatherings with friends. Positioned to one corner of this expansive room is a cosy snug area, offering a more intimate retreat within the open-plan layout — ideal for relaxing with a book, enjoying a film, or providing a quiet space away from the main entertaining zone.

The second floor offers well-proportioned accommodation and has been thoughtfully reconfigured by the current owners. Originally designed as three bedrooms, one of the bedrooms has been knocked through to create a larger, more spacious double room. As a result, the property is currently arranged as two bedrooms on this floor. However, should a buyer require the original layout, reinstating the dividing wall would be a straightforward and easily achievable alteration. In addition, the principal bedroom benefits from its own en-suite shower room, providing added privacy and convenience. A modern family bathroom serves the remaining bedroom and completes the second-floor accommodation.

Outside

The enclosed rear garden interlinks seamlessly with the kitchen/family/dining room via bi-folding doors that really bring the outdoors inside. The garden has been landscaped to two tiers, retained by concrete blocks with wooden cladding, which are laid to both lawn and artificial lawn, providing a sleek contemporary feel. The garden has been well lit by various mood lighting and benefits from

water and electricity points, creating a wonderful atmosphere for those that love to dine al fresco with friends and family in the warmer summer months.

Garage & Driveway

The garage is approached over a generous driveway which offers ample parking for several vehicles with canopy, undercover canopy with parking space for one vehicle. The garage has an up and over door, light and power connected, secure pedestrian access to the ground floor living accommodation.

Location

Situated within the highly sought-after Portishead Marina development, 30 Pier Close enjoys an enviable waterside position just moments from the vibrant quayside, with its selection of caf  s, restaurants and bars. The nearby Lake Grounds and coastal paths along the Severn Estuary provide beautiful open spaces for walking, cycling and recreation. Portishead High Street offers a range of shops, supermarkets and everyday amenities, while the A369 provides direct access to the M5 (J19) and Bristol city centre. Further enhancing the area's appeal is the long-awaited reopening of the Portishead railway line, part of the MetroWest project, which is expected to provide direct services to Bristol Temple Meads — significantly improving future connectivity for commuters.

Property Information

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: E

Services: All mains services connected.

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



- Semi-Detached Family Home
- Impressive & Substantial Open-Plan First Floor Living Space
- Integral Garage & Driveway
- Three/Four Double Bedrooms
- Balcony To The Front
- Landscaped Rear Garden
- Master Bedroom En-Suite
- Extended Accommodation (2088 SQ. FT)
- Viewings Highly Advised



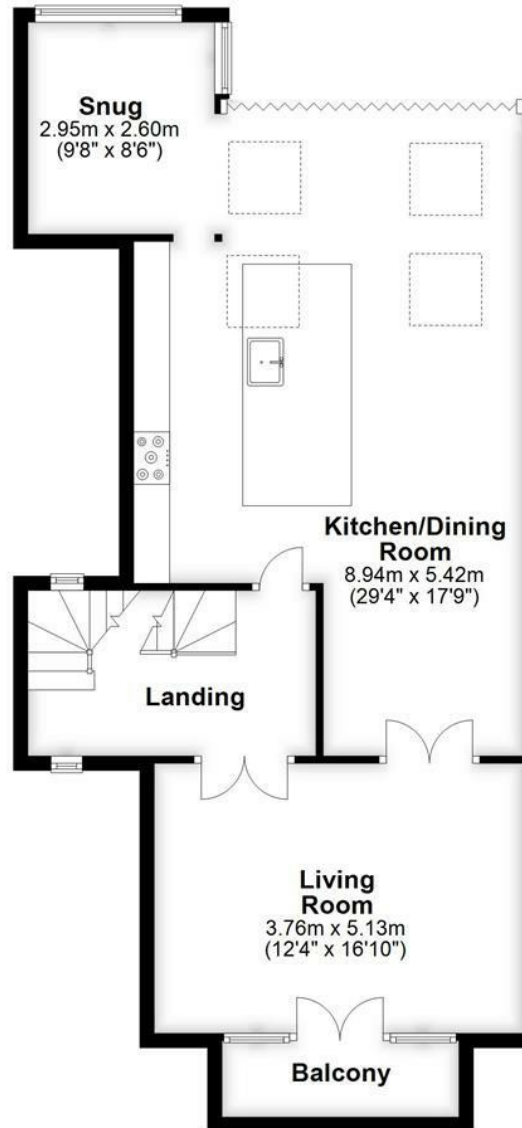


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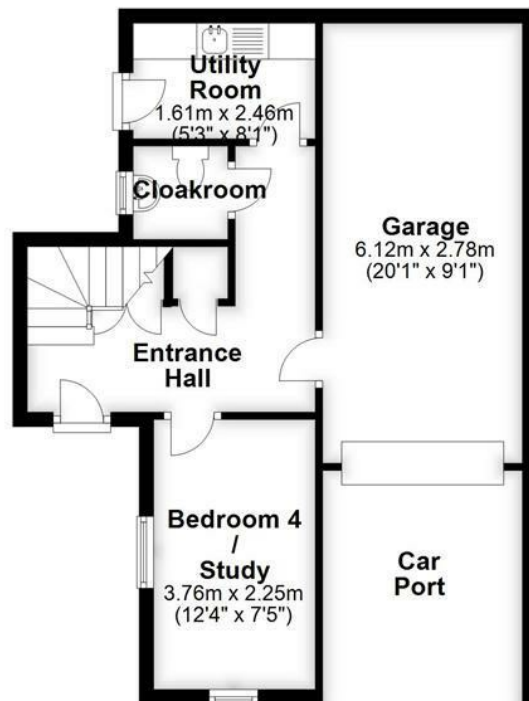
First Floor

Approx. 92.2 sq. metres (992.3 sq. feet)



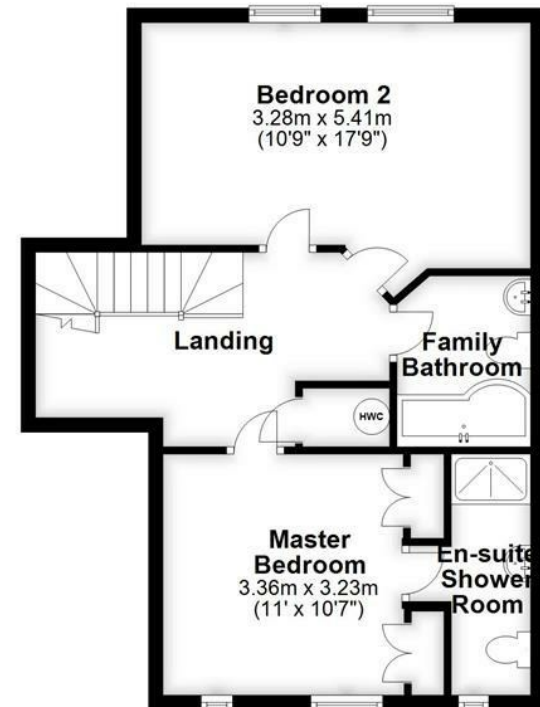
Ground Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



Second Floor

Approx. 53.0 sq. metres (570.1 sq. feet)



Total area: approx. 197.5 sq. metres (2126.4 sq. feet)

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