



15 BRITTAN PLACE,
PORTBURY, BS20 7TZ

GOODMAN
& LILLEY



A RARE OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI-DETACHED FAMILY HOME LOCATED WITHIN A QUIET CUL-DE-SAC IN THE POPULAR VILLAGE OF PORTBURY.

Set within a quiet residential cul de sac on the rural fringes of the popular village of Portbury. This family home is arranged over two floors and offers wonderful light and airy accommodation comprising; entrance hall, living room, kitchen/dining room, utility room and cloakroom to the ground floor. The first floor features three bedrooms and a family bathroom occupy the first floor. Externally, the rear garden is laid to an area of artificial lawn with another area to the side of the house offering a seating area positioned to take full advantage of afternoon and evening sun. This space could possibly be extended into to create further living accommodation (STPP) A driveway provides off street parking for a couple of vehicles and completes this family home.

With family homes rarely available within the village Goodman & Lilley anticipate a good degree of interest due to its cul de sac location and accommodation. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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: C

Services: All mains services connected.

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

Accommodation Comprises

Entrance Hall

Secure uPVC door and uPVC opaque double glazed window combination opening to the entrance hall, stairs rising to the first floor landing with under-stairs storage cupboard, radiator, doors to the living room and the kitchen/breakfast room.

Living Room

uPVC double glazed window to front aspect, light filled overlooking the frontage, radiator.

Kitchen/Dining Room

Fitted with a matching range of base, drawer and eye-level units with worktop space

over, inset stainless steel sink unit with single drainer, mixer taps, fridge, freezer and dishwasher, fitted electric fan assisted oven, built-in four ring gas hob, uPVC double glazed window to the side aspect, laminate flooring, door to the utility room and cloakroom. The dining area provides ample space got position a dining room table and chairs, Double glazed sliding doors opening to the rear garden.

Utility Room

With plumbing for washing machine, secure door to the side garden.

Cloakroom

Fitted with a low-level WC, wash hand basin, double glazed window to the side aspect.

First Floor Landing

Access to roof space via loft hatch, uPVC double glazed window to the side aspect, doors opening to all of the first floor accommodation.

Master Bedroom

uPVC double glazed window to front, radiator.

Bedroom Two

A good-sized room with a uPVC double glazed window to rear aspect enjoying views towards countryside, boiler cupboard housing wall mounted gas combination boiler serving heating system and domestic hot water, radiator.

Bedroom Three

uPVC double glazed window to front aspect, radiator.

Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC with concealed cistern, deep panelled bath with independent shower, wash hand basin with storage beneath, mixer tap, tiled splash backs, radiator, two uPVC obscured double glazed windows to the rear aspect.

Outside

The rear garden enjoys a favoured southerly orientation which is conveniently accessed from the Kitchen/dining room. Laid to low-maintenance artificial lawn with access to another garden to the side providing another area of space for either garden or space to extend into if desired.

Driveway

A driveway provides off-street parking for two vehicles with another area of space that could be utilised as further parking.

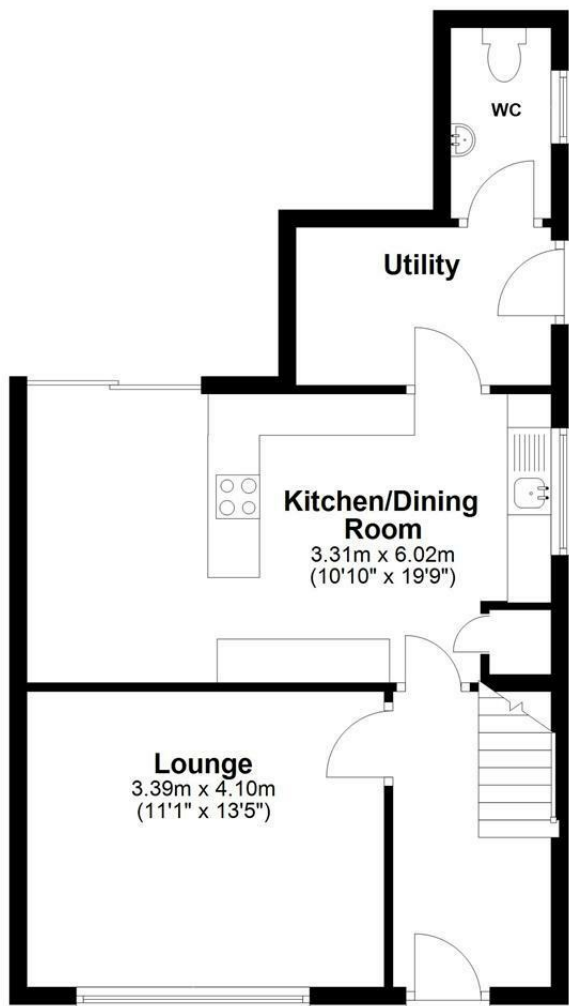
- Semi-Detached Family Home
- Kitchen/Dining Room
- Cul-De-Sac Position
- Driveway

- Three Bedrooms
- Popular Village Location
- Potential To Extend To The Side (STPP)
- Great Links To M5 & Bristol



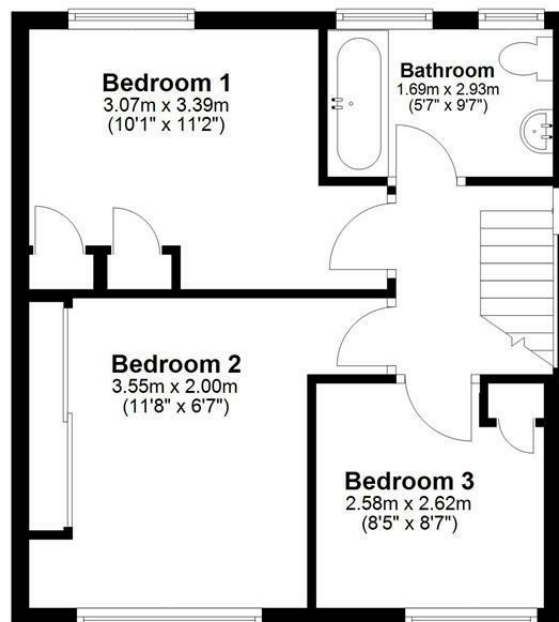
GUIDE PRICE £330,000





Ground Floor

Approx. 49.1 sq. metres (528.6 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)

Total area: approx. 87.6 sq. metres (943.0 sq. feet)

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