8 Lambourne Way,
Portishead, BS20 7LQ

Goodman & Lilley

A FOUR BEDROOM DETACHED FAMILY HOME OF GENEROUS PROPORTIONS FEATURING FOUR DOUBLE BEDROOMS AND FOUR RECEPTION ROOMS.

Located on one of Portishead's most desired developments, 'The Vale' offers the family purchaser the ideal location, whether its cycling through the many park areas to the nearby primary schools or walking to the nearby shopping facilities - modern living doesn't get any more convenient than this.

The light and airy accommodation, in brief comprises; entrance hall, cloakroom, living room, study, dining room, kitchen/dining room, utility room and to the ground floor. To the first floor are four double bedrooms, master with en-suite shower room and a family bathroom which completes the internal accommodation. Outside, the property features a south-facing rear garden with patio area. A double width block-paved driveway provides off-street parking for at least two vehicles.

With detached homes on the Vale currently unavailable, contact Goodman & Lilley and speak to one of our property professionals to arrange your next appointment to view. Call, Click or Come in! 01275 430440/sales@goodmanlilley.co.uk

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: TBC

Services: All mains services connected.

Accommodation Comprising

Entrance Hall
Secure front door and window combination opening to the entrance hall, light and airy in its appearance with wood laminated flooring, radiator, doors opening to principle rooms.

Cloakroom
Fitted with two piece suite comprising; low-level WC, wash hand basin, mixer tap.

Living Room
A spacious principle reception room with uPVC double glazed window to the front aspect, radiators, gas living flame fire with natural stone surround, glazed French doors opening to the dining room.

Dining Room
A room offering versatility currently used as a family room. uPVC doors opening to the rear garden, radiator.

Study
uPVC double glazed window to the rear aspect, radiator.

Kitchen/Diner
Fitted with a comprehensive range of cream wall, base and drawer units with granite work surfaces over incorporating an inset stainless steel sink, mixer tap, tiled splash backs, five-ring gas hob, electric fan assisted oven with extractor hood over, fridge/freezer, integrated dish washer, uPVC double glazed window to the rear aspect, open to utility room, open-plan to the dining area (formerly one of two garages) providing ample space for a dining table and chairs, radiator, uPVC double glazed window to the front aspect.

Utility Room
Fitted with wall, base and drawer units with space and plumbing for a washing machine, stainless steel sink and drainer unit, tiled splash backs, cupboard concealed gas fired boiler serving the heating system and domestic hotwater, secure part-glazed door to the rear garden, door to garage.

First Floor Landing
uPVC double glazed window to the front aspect, radiator, doors opening to all of the first floor accommodation.

Master Bedroom
uPVC double glazed window to the front aspect, radiator, built-in wardrobes, door to:-

En-Suite Shower Room
Fitted with a three piece suite comprising; low-level WC, double shower enclosure with mains shower, pedestal wash hand basin, radiator, tiling to splash prone areas, extractor fan, obscured double glazed window.

Bedroom Two
uPVC double glazed window to the front aspect, radiator, built-in wardrobes.

Bedroom Three
uPVC double glazed window to the rear aspect, radiator.

Bedroom Four
uPVC double glazed window to the rear aspect, radiator.

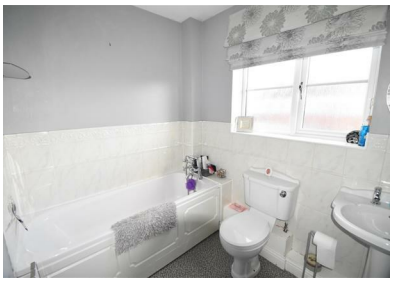
Family Bathroom
Fitted with a three piece suite comprising; low-level WC, deep panelled bath, pedestal wash hand basin, tiling to splash prone areas, extractor fan, shaver point, obscured obscured uPVC double glazed window to the rear aspect, radiator.

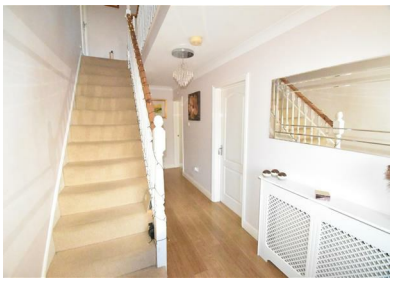
Outside
The enclosed rear garden enjoys a favoured southerly facing rear garden, predominantly laid to lawn with a patio extending across the rear elevation providing the ideal place to sit back and dine alfresco in the warmer summer months.

Garage & Driveway
The blocked paved driveway provides off-road parking for two vehicles. The garage is accessed via an up and over door, door to utility room

- Detached Family Home
- Master En-Suite Shower Room
- South-Facing Garden
- In Excess Of 1600 SQ.FT
- Viewing Highly Advised
- Four Double Bedrooms
- Four Reception Rooms
- Popular Vale Development
- Block Paved Driveway

GUIDE PRICE £575,000





Total area: approx. 153.5 sq. metres (1652.5 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.

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