



21 BEECHWOOD ROAD,  
EASTON-IN-GORDANO, BS20 0NA

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**GOODMAN  
& LILLEY**







# 21 BEECHWOOD ROAD

## EASTON-IN-GORDANO BS20 0NA

# GUIDE PRICE

## £399,950

Contemporary styled three bedroom detached family home offering stunning living accommodation set in the heart of the popular village of Easton In Gordano.

In brief, the stunning much-improved accommodation comprises; entrance hall, cloakroom, living room, outstanding-contemporary kitchen/dining/family room and utility room. The first floor features a family bathroom, three bedrooms with an en-suite shower room to the master bedroom. The property is situated with contemporary styled gardens with bi-folding doors opening into the impressive kitchen/dining/family room offering a stunning outside/inside entertaining space for family and friends. The property is blessed with a garage and driveway completing the package to this extremely impressive abode.

Beechwood Road is located in a convenient position on the fringes of the village with Brunel's iconic Suspension Bridge located a mere five miles away, providing direct access to Clifton Village & Bristol City Centre. Bristol 6 miles, Clifton village 5.5 miles, M5 (J19) 1 mile, Portishead 3.5 miles, Cribbs Causeway regional shopping centre 7 miles, Bristol Airport 11.5 miles (distances approximate).

If its a property finished to an exacting standard high on your list of priorities then this contemporary family home should be top of you list for viewing. Call Goodman & Lilley now to arrange your appointment to view.

### Location

Easton-In-Gordano is a particularly sought after rural village on the outskirts of Bristol, yet sits nestled within North Somerset boundary and featured on Kirstie Allsopp's Best of Both Worlds on Channel 4. This fine cottage is located in an enviable, tranquil position on the fringes of the village & with Brunel's iconic Suspension Bridge located a mere 5 miles away, which provides direct access to Clifton Village & Bristol City Centre. Local community amenities include Post Office, Dentist, General Store, Doctors Practice & Vets, Public Houses, Farmers Market, Village Hall, Sports fields, Infant & Secondary Schools and are all approximately one mile from the property. Further comprehensive facilities such as banks and larger supermarkets can be found in Portishead, which lies around four and a half miles away. Bristol City Centre is located approximately seven miles away alongside Temple Meads Railway Station, which offers direct commuting links to central London. Easton-In-Gordano is situated near Junction 19 of the M5 motorway allowing excellent links to Cardiff, Devon & Cornwall and Birmingham, with Cribbs Causeway shopping facilities only two junctions north. Bristol International Airport offers daily flights to Europe and is around eleven miles away from the property whilst being ideally positioned for outdoor pursuits including golf, fitness, walking and cycling.

### Accommodation Comprising:

#### Entrance Hall

Secure front door and window combination opening to the entrance hall, light and airy in its appearance with oak doors opening to principle rooms, double panel radiator, travertine tiled flooring, telephone point, recessed ceiling spotlights, stairs rising to the first floor landing.

#### Cloakroom

Fitted with two piece modern white suite comprising; low-level WC with concealed cistern, wash hand basin set on a timber plinth with travertine tiled splashbacks, radiator, travertine tiled flooring, uPVC frosted double glazed window to side aspect.

#### Living Room

A light-filled room occupying a southerly orientation with a uPVC double glazed window to front aspect, double panel radiator, TV point.

#### Kitchen/Dining/Family Room

A wonderful addition to the property, the 'hub of the home' offering a light-filled contemporary open-plan living/dining/family room conducive to modern living. The kitchen is fitted with a comprehensive range of modern white high-gloss base, drawer and eye-level units and worktop space over which also incorporates a matching island unit with storage beneath, electric fan assisted oven, steam oven, warming drawer, 5-ring induction hob with countertop pop-up extractor, inset stainless steel sink and drainer unit, mixer tap, integrated fridge, freezer and dishwasher, shelved pantry, uPVC double glazed window to the rear aspect and double glazed Velux windows, travertine tiled flooring with under floor heating, TV point, feature vaulted ceiling.

The family and dining room seamlessly interlinks with the kitchen providing ample space to position a dining room table and chairs as well as an arrangement of lounge furniture, ethernet data points, fitted bookcase with cupboards, feature bi-folding doors opening out to the rear garden bringing the outside, inside. A great social interactive room catering for modern family living.

#### Utility Room

Fitted with a matching range of modern white high-gloss base, drawer and eye-level units with worktop space over, inset stainless steel sink unit with single drainer and mixer tap, uPVC frosted double glazed window to side, radiator, travertine tiled flooring, secure uPVC double glazed door to side.

#### First Floor Landing

Access to roof space via loft hatch, part-boarded with light, gas fired combination boiler serving the heating system and domestic hotwater, oak doors opening to first floor accommodation.

#### Master Bedroom

uPVC double glazed window to front aspect, fitted double wardrobes, storage cupboard, double panel radiator, TV point, recessed ceiling spotlights, oak door opening to:

#### En-Suite Shower Room

Fitted with three piece modern white suite comprising; low-level WC, tiled double shower enclosure with drench shower and glazed shower screen, wash hand basin, mixer tap, tiled splashback, heated towel rail, uPVC frosted double glazed window to front, ceramic tiled flooring, recessed ceiling spotlights.

#### Bedroom Two

uPVC double glazed window to rear, radiator.

#### Bedroom Three

uPVC double glazed window to rear, radiator, access to roof space via loft hatch.

#### Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath with independent drench shower over and folding glass screen, vanity wash hand basin with storage beneath, fully-tiled, chrome heated towel rail, uPVC frosted double glazed window to side, quality tiled flooring, recessed ceiling spotlights.

#### Garage & Driveway

The garage is approached over driveway providing off-road parking for one vehicle. The garage is accessed via an up and over door, power and light connected, eaves storage, secure uPVC double glazed door opening to the rear garden.

#### Outside

The enclosed rear garden is laid predominantly to a level lawn with retained raised border situated along the rear fence-line with ornamental tree and flowering shrubs. A patio area is neatly position to take full advantage of the sun

providing the ideal place to sit back and dine alfresco in the warmer summer months. The garden is accessed via the bi-folding doors from the living/dining/family room with gentle steps leading down to the lawned area with a contemporary cascading waterfall offering a sense of calm and tranquility.



- Contemporary Detached Home
- 22' x 19' Kitchen/Dining/Family Room
- Impeccably Presented Throughout
- Quality fixtures & Fittings

- Three Bedrooms
- Utility Room
- Popular Village Location

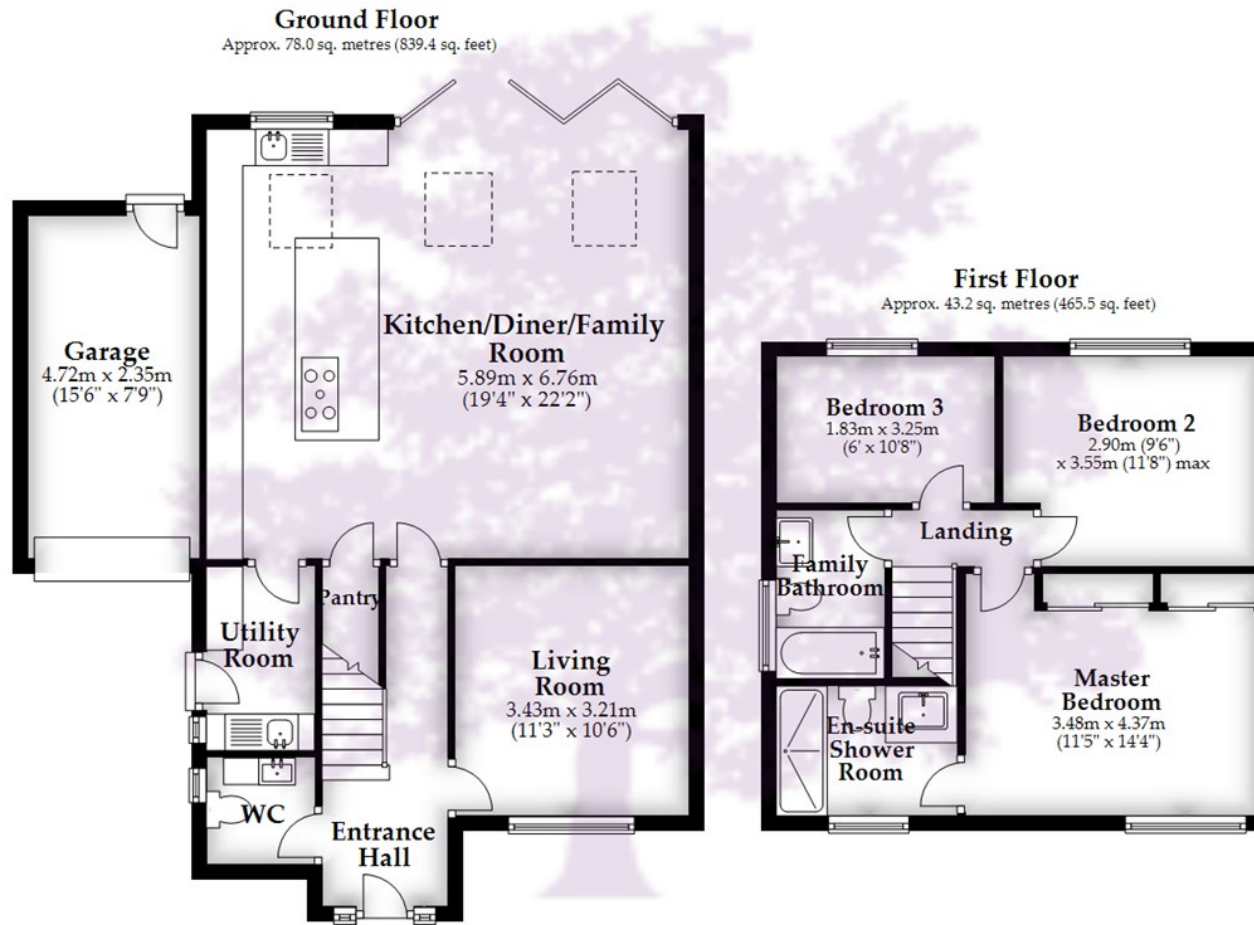
- Master En-Suite Shower Room
- Garage & Driveway
- Cul-De-Sac Location





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Total area: approx. 121.2 sq. metres (1305.0 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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