



484 Portway, Shirehampton, BS11 9QH
£375,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

484 Portway, Shirehampton, BS11 9QH

Located on the sought-after area The Portway, Shirehampton, this lovely house offers a delightful blend of comfort and practicality. With two spacious reception rooms, this home is perfect for both entertaining guests and enjoying quiet family evenings. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those who appreciate extra room for guests, while the additional utility room adds a touch of practicality to daily living. A study, which can also serve as a fourth bedroom, offers flexibility to cater to your lifestyle needs, whether it be for work or leisure.

A stunning tiered garden oasis, thoughtfully designed to offer both relaxation and seclusion. At the top level, a luxurious hot tub provides the perfect vantage point to enjoy serene views of the garden below. A cozy seating area invites conversation and calm, while the lower patio is ideal for al fresco dining or entertaining. The garden is rich with mature plants, fruit trees and carefully curated shrubs, offering year-round color and texture. Tucked away through a charming archway lies a 'secret garden' — a private sanctuary ideal for quiet reflection or morning coffee. Parking is made easy with space for one vehicle, a valuable asset in this popular location. The downstairs cloakroom adds to the convenience of this well-thought-out home.

In summary, this semi-detached house on "The Portway", Shirehampton, is a wonderful opportunity for those seeking a family-friendly environment with ample space and a stunning rear garden. It is a property that truly deserves a viewing to appreciate all it has to offer.

Shirehampton has become very popular due to its transport links to and from the city centre via the local train line and the nearby Portway Park and Ride and the lovely Riverside walks.

Viewing is recommended to appreciate the accommodation on offer here. Call, Click or Come in and visit our experienced sales team- 01172130333/shire@goodmanlilley.com

- Spacious 3 Bedroom Semi-Detached House
- A Stunning Tiered Garden Oasis,
- Close to all Motorway and Bus Links
- Utility Room and Parking
- 2 WCs and a Newly Fitted Bathroom
- Great Size Home and garden
- Close to all Local Amenities

Location

Located in the heart of Shirehampton village, you'll have a plethora of local amenities at your doorstep, including restaurants, cafes, butchers, pubs, local health Centre and grocery stores. The desirable transport links make commuting a breeze, with Shirehampton train station within walking distance and a frequent park and ride bus service to Bristol City Centre. Additionally, easy access to the M5 Motorway opens up opportunities for exploration further afield.

Porch

Entrance via composite multi-lock door with side window, area for hanging coats with shoe rack under, door leading into the hallway

Entrance Hall

Door into hallway, cloak cupboard, stairs rising to first floor.

Kitchen

12'6" x 9'2"
Bay window to front aspect. Fitted with a range of wall and base units with roll top work surfaces. Gas hob with stainless steel extractor over, electric double oven, stainless steel one and a half bowl sink with mixer tap over. American fridge Freezer. Combi-Boiler.

Living Room

10'11" x 14'3"
Window to rear aspect, feature fireplace, double doors leading into the rear garden, radiator

Study/Bedroom 4

10'11" x 6'3"
Window to rear aspect, radiator

WC

5'2 x 3'1
Window to side aspect, low level wc, sink,

Utility/Store Room

17'1" x 6'3"
Door to rear aspect, double doors opening onto front aspect. Plumbing for washing machine, this is also a very good space for storage.

First Floor Landing

Window to side aspect, access to loft space which is fully insulated and boarded with a drop down ladder.

Bedroom 1

12'6" x 12'2"
Bay window to front aspect, radiator

Bedroom 2

10'11" x 12'5"
Two windows to rear aspect, radiator, fitted wardrobes

Family Bathroom

8'4 x 7'6
Window to front aspect, panel bath with shower over, low level wc, sink encased in unit and work top, heated chrome towel rail.

Bedroom 3

11'0" x 7'4"
Window to rear aspect, radiator.

Gardens

A stunning tiered garden oasis, thoughtfully designed to offer both relaxation and seclusion. At the top level, a luxurious hot tub provides the perfect vantage point to enjoy serene views of the garden below. A cozy seating area invites conversation and calm, while the lower patio is ideal for al fresco dining or entertaining. The garden is rich with mature plants, fruit trees and carefully curated shrubs, offering year-round color and texture. Tucked away through a charming archway lies another section of the garden with a Catio, this is perfect for your indoor cats and a workshop/man cave with power and lighting.

Parking

There is parking to the front for 1 vehicle.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

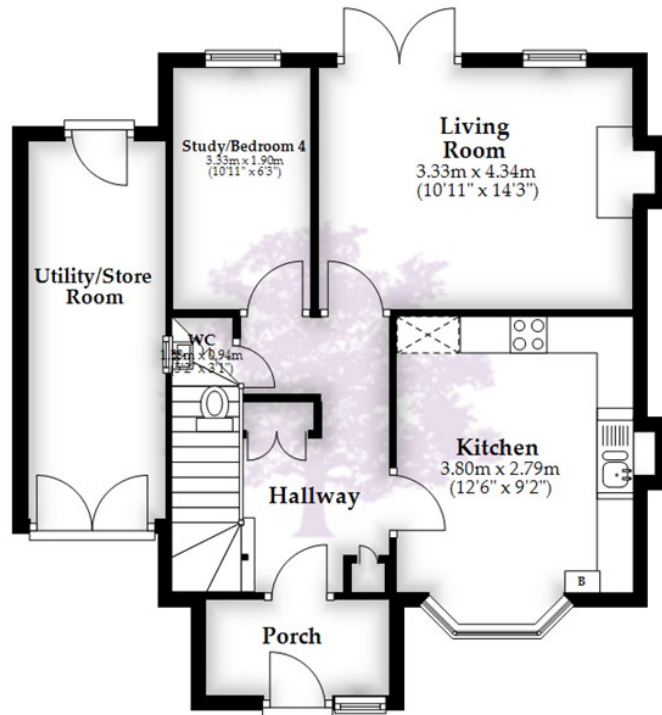
Bristol

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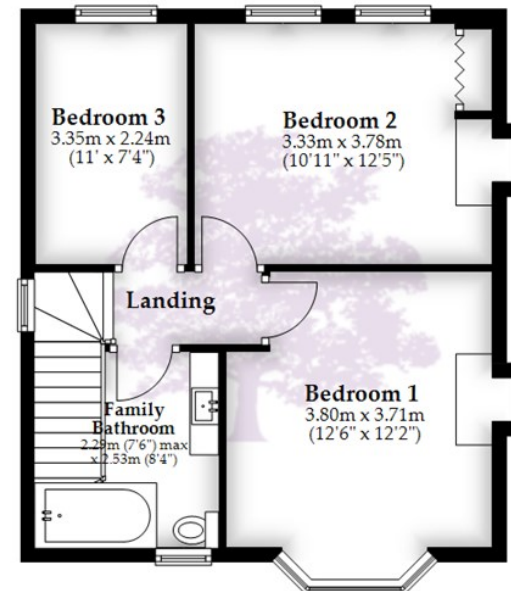
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Ground Floor



First Floor



Total area: approx. 103.4 sq. metres (1112.6 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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