GOODMAN & LILLEY

351 PORTWAY

SHIREHAMPTON
BS11 9UF

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PROPERTY DESCRIPTION

A beautifully presented and thoughtfully extended family home, boasting a stunning private garden, spacious open-plan living and excellent transport links. With the added benefit of adjoining land available to lease, owned solar panels and exciting potential to adapt the accommodation further, this is a home that offers so much more than first meets the eye.

Welcome to 351 Portway, a fantastic three-bedroom family home in the popular Bristol suburb of Shirehampton. Extended to both the side and rear, the property combines generous living space with a practical layout, attractive presentation and a wonderful garden that provides a peaceful escape from everyday life.

Stepping inside, the welcoming hallway immediately creates a sense of space, with curved glazed panels surrounding the front door allowing natural light to flood in. There is plenty of room for coats and shoes, while hard flooring throughout the ground floor gives the home a stylish, cohesive and practical finish.

At the heart of the property is the impressive open-plan kitchen/dining area, designed with family life and entertaining in mind. Skylights and generous windows bring in an abundance of natural light, creating a bright and sociable space in which to cook, dine and spend time together. The fitted kitchen features a dishwasher, space for a large fridge freezer and a raised double Neff oven with convenient Slide & Hide doors. A breakfast bar, finished with a striking feature pendant light, provides the perfect spot for morning coffee or a quick bite before heading out.

There is ample space for a large dining table, while the feature log burner adds warmth, character and a lovely focal point for family gatherings. The rear extension further enhances the sense of space, with a natural connection between the main living areas and the garden beyond.

For more relaxed evenings, the separate lounge offers a comfortable retreat. Beautifully maintained, the room benefits from high ceilings and an attractive bay window, complete with a distinctive curved radiator that follows its shape. It is a cosy, inviting space to unwind away from the busier heart of the home.

Further enhancing the ground floor is a generous utility room, providing dedicated space for white goods that can be tucked away from the main living areas. A downstairs WC adds welcome convenience for busy family households and visiting guests.

The integral garage is another valuable feature, accessed via an electric door and currently housing the combi boiler. Its generous proportions provide excellent storage, while also offering the potential to explore conversion into an additional reception room, subject to the necessary planning permission, building regulations and other relevant consents.

Upstairs, there are three well-presented bedrooms. Two are comfortable doubles with fitted wardrobes incorporating internal lighting, while the third bedroom also benefits from built-in storage. Whether accommodating a growing family, visiting guests or working from home, the layout offers flexibility to suit a variety of needs.

A Garden That Sets This Home Apart

beko

Outside, the mature garden is a real highlight. Beautifully established and enclosed by high hedges, it enjoys an exceptional sense of privacy, backing onto allotments and creating a wonderfully secluded setting.

The raised decking immediately outside the house provides the perfect space for entertaining, with far-reaching views creating an attractive backdrop for summer evenings, outdoor dining or simply enjoying a quiet morning coffee. Further down, a separate seating area sits beside a stunning feature stone wall, offering a more intimate and sheltered place to relax.

The garden continues beyond, with additional storage sheds, a greenhouse and another seating area neatly screened behind established hedging. There is plenty of room to enjoy gardening, outdoor hobbies and family time, all while maintaining the garden's peaceful and private feel. Side access adds further practicality.

An especially appealing bonus is the adjoining area of land, which is available for the new owner to lease for a small fee, subject to agreed terms. Previously used by the owners to store a motorhome, the space is large enough to offer exciting potential for additional parking. Alternatively, part could potentially be used for growing vegetables or other outdoor pursuits, subject to the lease conditions and any relevant permissions. This is a particularly useful option for buyers needing additional space beyond the property's own garden and garage.

The property also benefits from owned solar panels, offering the potential to generate electricity and reduce reliance on energy supplied from the grid, helping to manage household running costs.

Well Connected, with Everything Close at Hand

Shirehampton is a popular residential area that combines a friendly community atmosphere with convenient access to Bristol and beyond. The local High Street offers a useful range of independent shops, cafés, a traditional butcher, pubs and places to eat, making everyday errands and meeting friends for a coffee wonderfully convenient.

Families will appreciate the choice of local primary and secondary schools, including Shirehampton Primary School and Oasis Academy Brightstowe, with individual catchment areas and admissions arrangements worth checking.

For commuters, Shirehampton railway station is within walking distance, providing convenient services towards Clifton Down and Bristol Temple Meads, with onward connections across the region and beyond. The Portway Park & Ride and nearby road links also provide useful alternatives for travelling into Bristol or further afield, with access towards the M5 adding to the appeal for drivers.

Whether you are looking for room to grow as a family, a home with excellent entertaining space, a garden to enjoy throughout the seasons or the flexibility to make more of the space available, this property offers a compelling combination of comfort, practicality and potential.

A wonderful family home in a well-connected location, with a garden to fall in love with and some valuable added extras. Early viewing is highly recommended.

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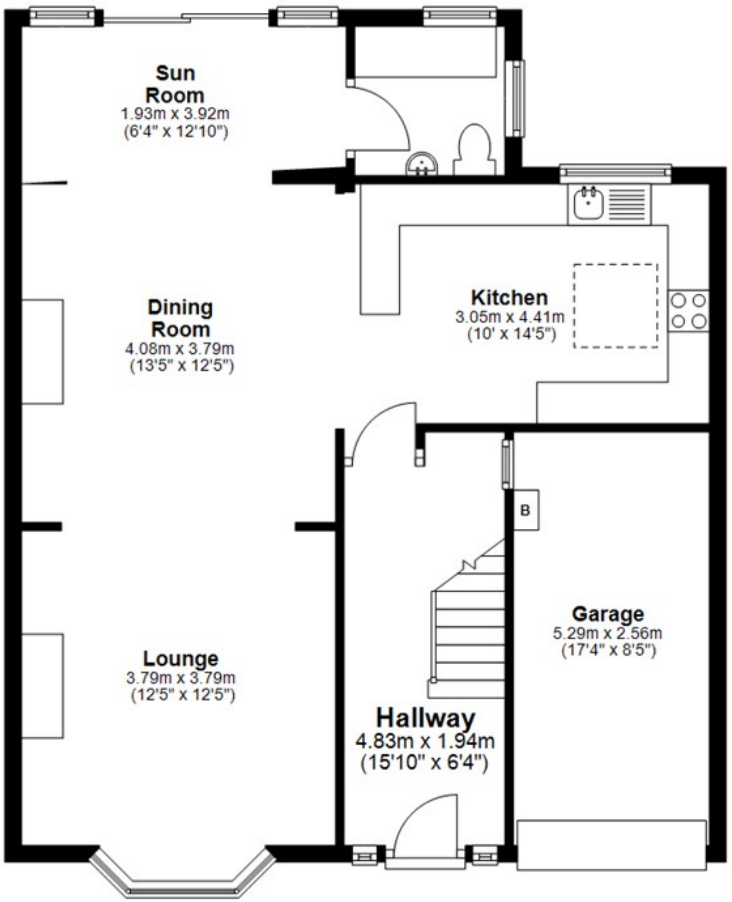
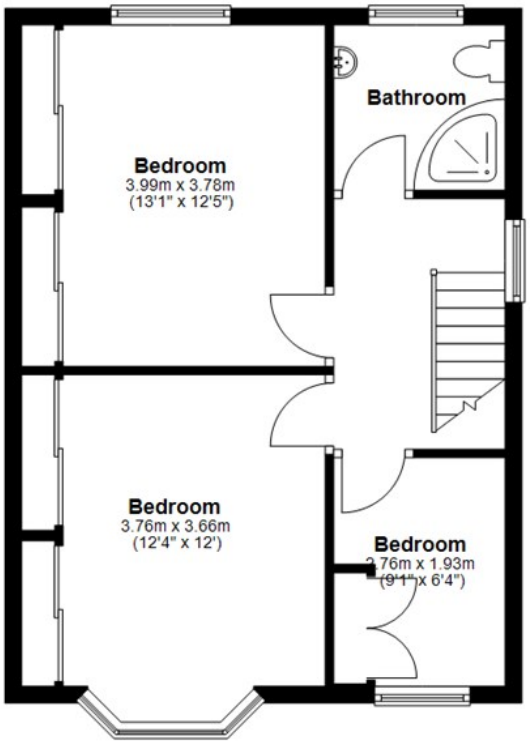
Ground Floor
Approx. 73.4 sq. metres (789.7 sq. feet)



First Floor
Approx. 46.7 sq. metres (502.9 sq. feet)



Total area: approx. 120.1 sq. metres (1292.6 sq. feet)

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
SQ FT

COUNCIL TAX BAND : C

RECEPTION ROOM : 1

BEDROOMS: 3

BATHROOMS : 2

FREEHOLD

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