



56 PEMBROKE ROAD,
PORTISHEAD, BS20 8HF

GOODMAN
& LILLEY







56 PEMBROKE ROAD

PORTISHEAD BS20 8HF

GUIDE PRICE

£335,000

A wonderful family home offered to the market place in exemplary order throughout, providing the modern family good sized and versatile living accommodation. The property has undergone a series of improvements by the current owners over recent times to provide beautiful and contemporary living space designed around the stunning views over the Bristol Channel.

This modern four bedroom home is presented in impeccable condition throughout and in brief comprises; entrance hall, store room, kitchen/breakfast room, dining room and living room, to the ground floor. To the first floor features three well presented bedrooms and contemporary styled family bathroom. An impressive master bedroom suite occupies the second floor. Outside, the property further benefits from a delightful, expansive composite sun terrace, providing ample space to entertain family and friends whilst enjoying the picturesque sunsets.

The property is located within a ten minute drive of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose on the marina. It also offers a large number of out door activities both water based, with the Sailing Club and Marina, and outdoor pursuits such as the open air lido and parks within North Somerset.

Goodman & Lilley anticipate a good degree of interest due to its location enjoying beautiful views over the Bristol Channel and the Welsh coastline beyond. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

M5 (J19) 5 miles, M4 (J20) 14 miles, Bristol Parkway 17 miles, Bristol Temple Meads 12.5 miles, Bristol Airport 15 miles (distances approximate)

Tenure: Freehold.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

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

Accommodation Comprises:

Entrance Hall

19'10" x 5'10"

Secure part glazed uPVC charcoal grey front door opening to the spacious entrance hall with ample storage space for coats and shoes, door to storage cupboard, panel radiator, ceramic tiled flooring, telephone point, coving to ceiling, half height stairs rising to first floor landing and descending to the living space, open plan to:

Kitchen/Breakfast Room

15'7" x 9'5"

Fitted with a matching range of contemporary white high gloss fronted base and eye level units with drawers and wood block effect worktop space over, inset 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, matching island unit with five ring gas hob, cupboards and drawers units under and ample space to position a number of stalls, integrated dishwasher, plumbing for washing machine, fridge/freezer, fitted eye level electric fan assisted double oven, with built-in microwave oven above, uPVC double glazed window to front, stylish chrome radiator, ceramic tiled flooring, coving to ceiling, recessed ceiling spotlights, wall mounted gas combination boiler serving heating system and domestic hot water.

Dining Room

10'4" x 15'8"

A generously sized room with ample space to position a dining room table and chairs, double panel radiator, high quality laminate flooring, TV point, coving to ceiling, recessed ceiling spotlights, open plan to Living Room.

Living Room

9'7" x 10'8"

A wonderful bright and airy room with secure uPVC double glazed bi-folding doors leading out the sun terrace which provides a wonderful seating area where the picturesque views and sunsets over the estuary can be enjoyed, UV self cleaning blue tinted

glass roof, double panel radiator, high quality laminate flooring, TV point.

First Landing

Generous landing with door to bedroom two, half height stairs rising to two bedrooms and family bathroom, further half height staircase rising to the master bedroom, coving to ceiling, recessed ceiling spotlights, access to loft hatch.

Bedroom Two

10'3" x 15'6"

Two uPVC double glazed windows to rear affording picturesque views over the Bristol Channel toward the Welsh hills in the distance, panel radiator, TV point, coving to ceiling with ceiling rose.

Bedroom Three

7'5" x 7'8"

uPVC double glazed window to front, panel radiator, laminate flooring, coving to ceiling.

Bedroom Four

7'5" x 7'7"

uPVC double glazed window to front, panel radiator, laminate flooring, TV point.

Family Bathroom

Fitted with a four piece contemporary white suite comprising; deep panelled bath with hand shower attachment off mixer tap, wall hung wash hand basin, walk in tiled double shower enclosure with fitted rain water shower and glass screen, low-level WC,

full height ceramic tiling to all walls and floor, chrome heated towel rail, extractor fan, uPVC obscure double glazed window to side.

Second Floor Landing

Door to master bedroom, recessed ceiling spotlights, access to loft space.

Master Bedroom

10'3" x 13'11"

Impressive master bedroom suite affording stunning panoramic views over the Bristol Channel towards the Welsh coastline via the full height uPVC double glazed windows and french doors which open to the Juliet balcony, double glazed velux window positioned directly above the bed, perfect to gaze at the stars at night, double panel radiator, laminate flooring, recessed ceiling spotlights.

Outside

The gardens are the crowning feature to this wonderful property which lie to the rear of the property and enjoy stunning views of the estuary, Welsh hills and the Severn Crossings, laid to expansive composite decking providing the ideal place to sit back, enjoy the views and entertain family and friends well into the evening. Steps lead down to secure undercroft storage, perfect for storing various garden equipment, bikes or copious amounts of children's toys.



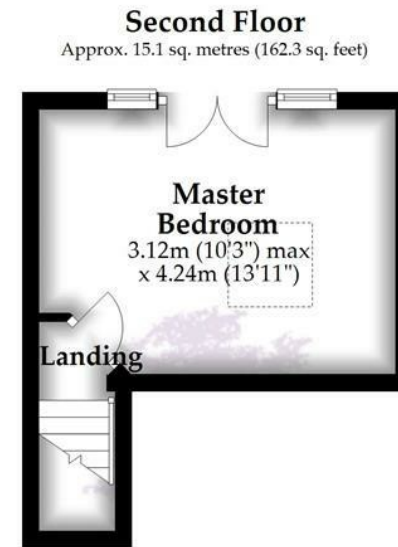
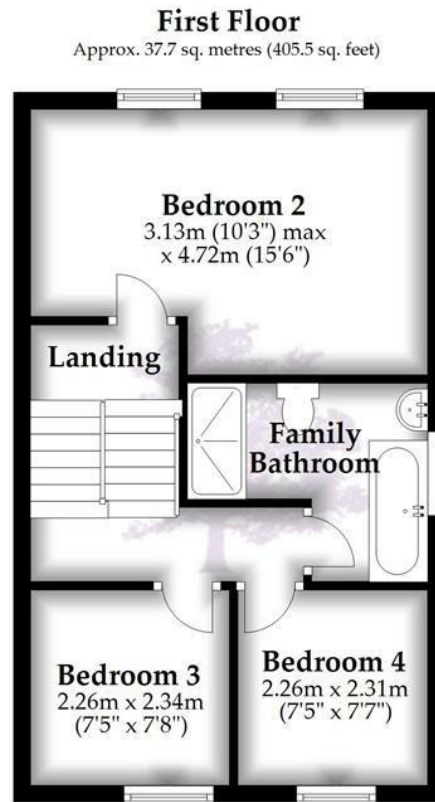
- Four Bedroom Family Home
- Extended Living Space
- Immaculately Presented
- Panoramic Views Over The Bristol Channel
- Expansive Composite Sun Terrace
- Versatile Living Space
- Contemporary Styled Bathroom
- Impressive Master Bedroom
- Highly Desirable Redcliff Bay Location





GOODMAN
& LILLEY





Total area: approx. 104.6 sq. metres (1126.1 sq. feet)

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.



rightmove

Zoopla