



4 CREST HEIGHTS,
PORTISHEAD, BS20 8FE

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 8FE

GUIDE PRICE

£435,000

A beautifully presented, four bedroom detached family coastal home offering in excess of 1,411. Sq Ft of versatile living accommodation enjoying panoramic views of the Bristol Channel and the Welsh coastline.

Built by Strongvox homes in 2014 to the much-coveted 'Caldey' design this versatile family home offers generous contemporary living accommodation with sumptuous fixtures and fittings throughout. The property is arranged over three floors and in brief comprises; entrance hall, cloakroom, utility room and a study/bedroom four. A staircase rises to the second-floor landing which is where the estuary facing living room can be found complete with a glazed windbreak seated balcony for those who enjoy watching Portishead's renowned sunsets. The kitchen/diner resides on the rear elevation of the property and offers direct access to the south-facing garden to the rear. A cloakroom/WC also serves the accommodation on this floor. The third floor features three bedrooms and a family bathroom. The master bedroom has use of an en-suite shower room and completes the internal accommodation to this impressive family home.

The rear garden enjoys a favoured southerly orientation which is laid to both patio and lawn offering a low-maintenance modern contemporary feel which enjoys a good degree of privacy. The garage is approached over a driveway that provides off-road parking for one vehicle. The garage is a good size with internal access to the entrance hall.

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 outdoor activities both water-based, with the Sailing Club and Portishead 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 elevated views over the Bristol Channel and the Welsh coastline beyond and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

Accommodation Comprising:-

Entrance Hall

A welcoming, spacious entrance hall offering a promising first impression to the home, double panel radiator, high-quality wood effect flooring, coving to ceiling, stairs rising to the first-floor landing, panel doors to bedroom four/study, utility, cloakroom and the garage.

Utility

Fitted with a wall-mounted gas-fired boiler serving heating system and domestic hot water, plumbing for washing machine, high-quality wood effect flooring, telephone point.

Cloakroom

Fitted with a two-piece contemporary white 'Duravit' suite comprising; low-level WC, pedestal wash hand basin with stylish chrome 'Vado' mixer tap, extractor fan, tiling to splash prone areas, panel radiator, tiled flooring, coving to ceiling, recessed ceiling spotlights.

Bedroom Four/Study

A generously proportioned versatile room providing ample space to position a king-size bed as well as a large desk and filing cabinets, uPVC double glazed window to side, double panel radiator, coving to ceiling.

First Floor Landing

Airing cupboard housing hot water tank with additional shelving, high quality wood effect flooring, stairs rising to second floor landing, four panel doors opening to living room and kitchen/diner.

Kitchen/Breakfast Room

Fitted with a comprehensive range of modern white fronted base and eye level units with walnut effect work surfaces and matching up-stands over, inset 1+1/2 bowl stainless steel sink unit with single drainer and chrome mixer tap, extractor fan, integrated fridge, freezer and dishwasher, fitted eye level stainless steel 'Smeg' double oven and four ring gas hob with canopy style extractor hood over, a range of integrated appliances including dishwasher, fridge and freezer, additional shelving, uPVC double glazed window to rear, double panel radiator, high-quality wood effect flooring, TV & telephone points, recessed ceiling spotlights to kitchen area, secure uPVC double glazed French doors to garden.

Cloakroom

Fitted with a two-piece contemporary 'Duravit' white suite comprising; pedestal wash hand basin with stylish chrome 'Vado' mixer tap, low-level WC and extractor fan, tiling to splash prone areas, panel radiator, tiled flooring, recessed ceiling spotlights, uPVC obscure double glazed window to side.

Lounge/Dining Room

A wonderful bright and airy room with uPVC double glazed window and door combination leading out the balcony which provides a wonderful seating area where the picturesque views and sunsets over the estuary can be enjoyed, providing ample space to position a dining room table and chairs, uPVC double glazed window to front, two double panel radiators, high-quality wood effect flooring, TV & telephone points, coving to ceiling.

Second Floor Landing

Feature full height uPVC obscure double glazed window to side flooding both the first and second-floor landings with natural light, access to roof space via loft hatch, panelled doors opening to three bedrooms and the family bathroom.

Master Bedroom

Impressive master bedroom suite with space for a king sized bed and further bedroom furniture, served by a luxurious en-suite shower room and walk-in wardrobe, uPVC double glazed window to front affording panoramic views over the Bristol Channel towards the Welsh hills, double panel radiator, TV & telephone points, panel door to:

En-Suite Shower Room

Fitted with a three piece luxurious 'Duravit' white suite comprising; tiled double shower enclosure with fitted power shower, low resin stone shower tray and glass screen wash hand basin with cupboards under and stylish chrome 'Vado' mixer tap, low-level WC, half height 'Porcelanosa' tiling to all walls and floor, underfloor heating, chrome heated towel rail, extractor fan, shaver point, recessed ceiling spotlights.

Walk-in Wardrobe

Providing ample clothes storage space with many hanging rails and shelving.

Bedroom Two

A wonderfully bright and airy room with uPVC double glazed window to rear overlooking the rear garden, panel radiator, TV & telephone point.

Bedroom Three

uPVC double glazed window to the rear which takes full advantage of the south-facing orientation flooding the room with natural light, panel radiator, coving to ceiling, TV & telephone point.

Family Bathroom

Fitted with three piece contemporary white 'Duravit' suite comprising; deep panelled bath with independent power shower over and glass screen, pedestal wash hand basin with stylish chrome 'Vado' mixer tap and low-level WC, 'Porcelanosa' tiling to splash prone areas, chrome heated towel rail, extractor fan, shaver point, uPVC double glazed window to side, tiled flooring with underfloor heating, recessed ceiling spotlights.

Outside

The garden enjoys a highly favourable south-facing orientation and is laid predominantly to a level lawn with an expansive sandstone patio that can be conveniently accessed from the kitchen/breakfast room providing the ideal place to sit back and dine al fresco in the warmer summer months. The garden is enclosed by panelled fencing and has mature flowering shrubs that occupy the borders. The garden enjoys exterior lighting, use of s outside cold water tap, secure timber gated access to the rear of the garden.

Garage & Driveway

A driveway provides parking for one vehicle with the option to park a secondary vehicle over the pathway. The integral garage is accessed via a remote-controlled electric up and over door, power and light connected.

Agent Notes

The property is subject to a monthly management charge of £53 which covers the costs of communal gardens, maintenance of the private road and communal satellite dishes. Additional parking available within the development.



- Detached Family Coastal Home
- South Facing Rear Garden
- Garage & Driveway

- Four Bedrooms
- Well Presented Throughout
- Quiet Cul-De-Sac Position

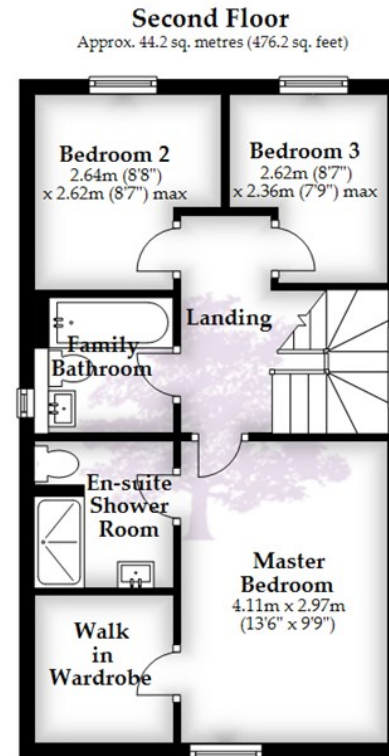
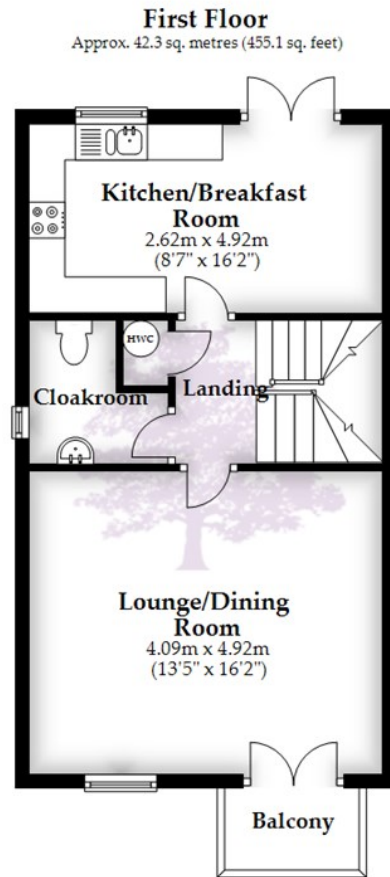
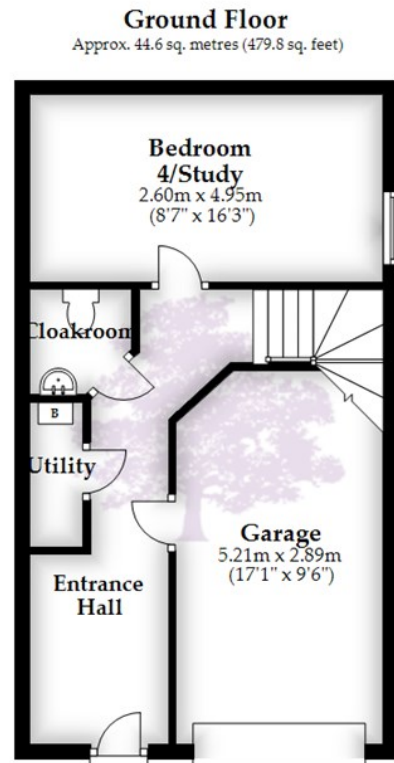
- Versatile Accommodation
- Estuary & Welsh Hill Views
- Quality Fixtures & Fittings





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Total area: approx. 131.1 sq. metres (1411.1 sq. feet)

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