# 19 GORDANO GARDENS, EASTON-IN-GORDANO, BS20 0PD

GOODMAN & LILLEY

MATSUI

# 19 Gordano Gardens

## Easton-In-Gordano BS20 0PD

- Detached Bungalow
- Open Plan Kitchen Diner
- Approx. 1149 Sq.Ft
- Enclosed Rear Garden with Side Access
- Three Bedrooms
- Separate Living Room/Snug
- Parking for Two Vehicles
- Popular Village Location

A spacious three-bedroom detached bungalow in the highly sought-after village of Easton-in-Gordano, offering approximately 1,149 sq ft of flexible single-level living with generous reception space and excellent potential.

This particularly well-proportioned bungalow offers an impressive 1,149 sq ft (106.8 sq m) of accommodation, with a generous and highly adaptable layout that makes excellent use of the available space. Designed with single-level living in mind, the property combines three bedrooms, multiple reception areas and superb practical facilities, making it equally appealing to families, downsizers or those looking for a home that can adapt to changing requirements.

The entrance leads into the heart of the bungalow, where the exceptionally spacious kitchen measures approximately 23ft in length and provides an excellent central hub for everyday living. There is ample room for a substantial range of fitted units, generous preparation space and informal dining, with the kitchen naturally connecting to the separate dining room.

The principal living room is another particularly attractive space, measuring approximately 16'10" x 11'3", providing plenty of room for comfortable seating and entertaining. From here, the layout flows naturally towards the second bedroom, while the separate dining room offers a more formal setting for family meals and larger gatherings.

The property provides three bedrooms in total. The principal bedroom is a generous double with excellent proportions, whilst the second bedroom is also a comfortable double. Bedroom three is currently arranged as a study, but offers the flexibility to be used as a bedroom, home office, nursery or hobby room depending upon the owner's requirements.

A particularly useful feature is the combination of both a family bathroom and separate shower room, providing excellent convenience for a three-bedroom bungalow. The utility room adds further practicality, offering space for laundry facilities and additional storage.

To the side, the conservatory creates another versatile reception space, ideal for enjoying the garden throughout the year and providing a pleasant extension to the main accommodation. Its position alongside the utility and shower room also makes this part of the property particularly practical.

### Outside

The property enjoys an established rear garden, thoughtfully arranged with a combination of generous paved patio and level lawn, surrounded by mature shrubs, trees and established planting. The substantial patio is accessed directly from the conservatory, creating an excellent space for outdoor dining, entertaining and relaxing during the warmer months. Side access is provided to both sides of the property, offering useful practicality and easy access between the front and rear gardens.

### Driveway

To the front, a private driveway provides parking for two cars.

### Location

Gordano Gardens enjoys an enviable position within the highly regarded North Somerset village of Easton in Gordano, perfectly balancing a peaceful semi-rural setting with excellent access to Bristol and the wider region. Set within the beautiful Gordano Valley and close to the banks of the River Avon, the village offers a strong sense of community, local amenities and an attractive countryside setting.

For commuters, the location is particularly convenient, with Junction 19 of the M5 less than two miles away, providing easy connections towards Bristol, South Wales, the Midlands and the wider West Country. Clifton Village is approximately five miles away, while Bristol Temple Meads and Bristol International Airport are also readily accessible.

The area offers an excellent choice of recreational opportunities, with extensive countryside walks throughout the Gordano Valley, nearby Leigh Woods and Ashton Court. Portishead Marina provides a vibrant waterfront setting with cafés, restaurants and leisure facilities, while a selection of highly regarded golf courses and sporting amenities are within easy reach.

Future Rail Connectivity

A particularly exciting development for the area is the reopening of the Portishead railway line, with a new passenger station at nearby Pill. Construction is now underway, with passenger services planned for winter 2028/29. The restored line will provide an hourly direct service between Portishead and Bristol Temple Meads, with a journey time of around 25 minutes, calling at Pill.

Easton in Gordano and neighboring Pill provide a useful range of everyday amenities, including village shops, pubs, healthcare facilities and schools. The combination of excellent road connections, an attractive countryside setting and significant investment in future rail infrastructure makes this a particularly well-connected and desirable location for both families and commuters.

### Material Information

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Tenure: Freehold

Council Tax: Band D – North Somerset Council

EPC: D

Services: Mains electricity, gas, water and drainage

Heating: Gas central heating

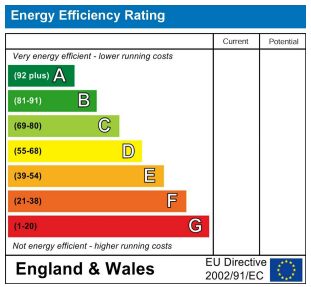
Property Type: Detached bungalow

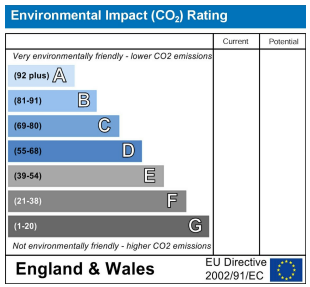
Parking: Garage and private driveway

Outside: Generous private rear garden

Broadband: Superfast broadband is available in the postcode area

Mobile Coverage: Coverage is available from the major UK networks, subject to provider and location within the property.



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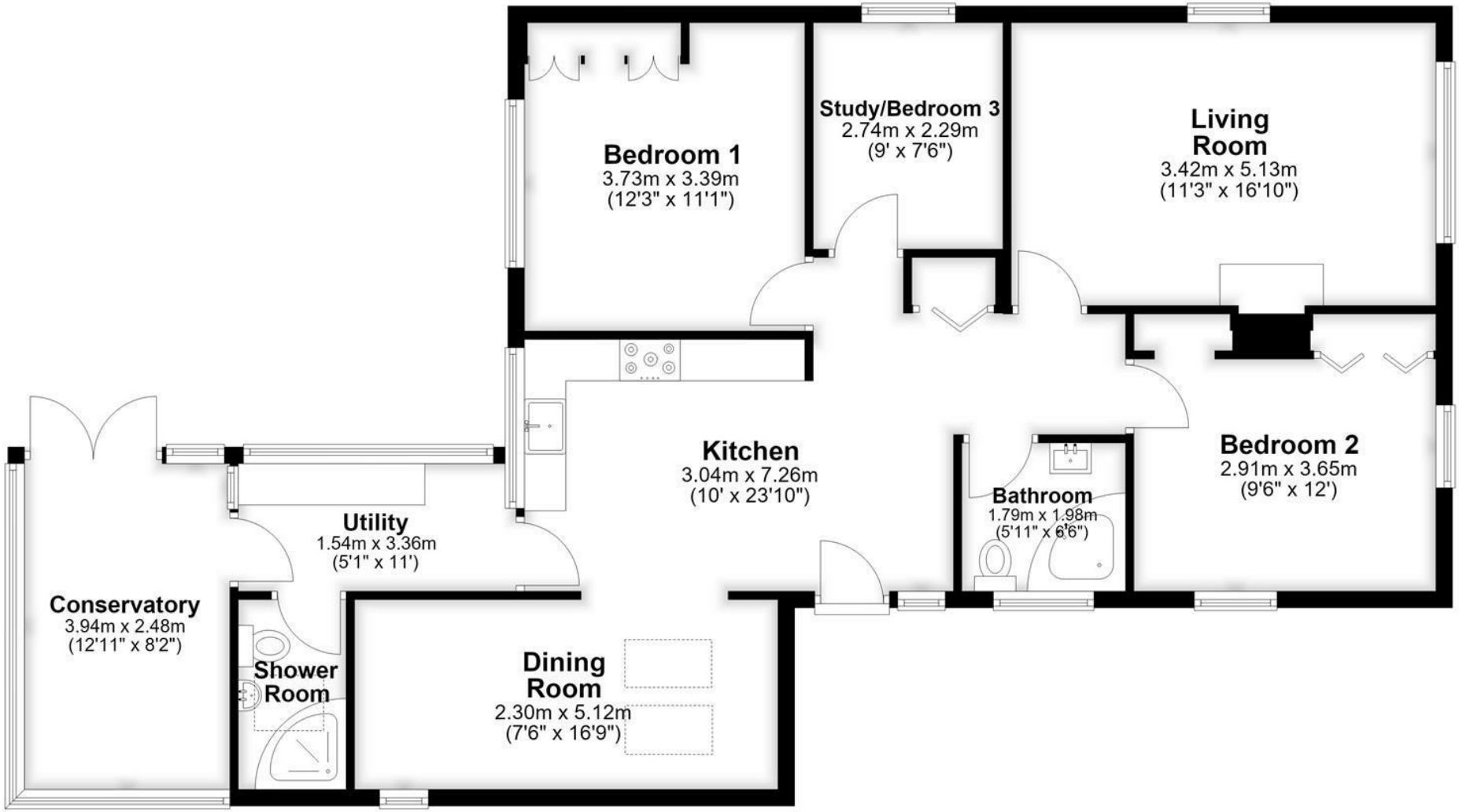
## Ground Floor

Approx. 106.8 sq. metres (1149.3 sq. feet)




Total area: approx. 106.8 sq. metres (1149.3 sq. feet)

# Goodman & Lilley

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