



119 PHOENIX WAY,
PORTISHEAD, BS20 7FG

**GOODMAN
& LILLEY**







119 PHOENIX WAY

PORTISHEAD BS20 7FG

GUIDE PRICE

£650,000

A beautifully appointed five double bedroom semi detached family home located on the vibrant village quarter development yet positioned in a tucked-away position with a much-favoured south-facing rear garden.

The extended accommodation approaches 2,000 SQ FT of well-proportioned living accommodation arranged neatly over three floors and in brief comprises: entrance hall, cloakroom, living room, kitchen/dining room, utility room and play room/home office to the ground floor. To the first floor are four double bedrooms with the second bedroom benefiting from an en-suite shower room. The family bathroom has in recent times been replaced with a modern suite. The loft has been skilfully converted to a generous master bedroom, dressing area and a boutique styled four-piece en-suite. Externally, the property further benefits from a landscaped south-west facing rear garden which offers a degree of privacy with french doors from the living room and bi-folding doors from the kitchen/dining room bringing the indoors, outside. The property also features a garage with a driveway located behind secure timber double swing gates.

The modern and extended interior provides a wonderful balance of space for the growing family looking to escape the hustle and bustle of the city yet still retain ease of access to the motorway network & city centre and for family buyers with its position set close to Trinity Primary School, nearby Nature Reserve and Marina making this house an ideal place to watch the family blossom.

With quality, five bedroom semi detached family homes in short supply, this is one property that is sure to create a lot of interest due to the accommodation on offer, don't delay contact Goodman & Lilley to arrange your next appointment to view.

Accommodation Comprising:

Entrance Hall

Doors leading to ground floor accommodation, stairs rising to first floor landing. Storage cupboard, radiator.

Living Room

21'7" x 12'0"

A spacious and light-filled room with french doors opening into the south-facing rear garden. uPVC double glazed bay window to front overlooking the green. Tv point, telephone point, two radiators.

Play Room / Home Office

7'6" x 10'7"

uPVC double glazed window to front aspect, tv point, radiator.

Kitchen/Dining Room

19'0" x 12'4"

Fitted with a comprehensive range of stone high-gloss wall, base and drawer units finished with wood effect worktop, under pelmet lighting, 1 1/2 stainless steel sink with single drainer, mixer tap, eye-level built-in microwave, two electric fan assisted ovens, integrated full-height fridge and freezer, integrated dishwasher, induction hob and extractor hood. The space is complete with ceramic tiled flooring, TV point, recessed ceiling downlighting, feature bi-folding doors opening to the rear garden. The dining area resides in the centre of the kitchen and provides ample space for a family sized table and a sofa.

Utility Room

6'7" x 6'7"

Wall-mounted gas fired boiler serving heating system. Secure uPVC door opening into rear garden.

WC

Low level wc, hand wash basin, radiator, extractor fan.

Family Bathroom

Fitted with a modern three piece suite comprising: low level wc, vanity wash hand basin, walk-in shower enclosure, heated towel rail, extractor fan, uPVC double glazed obscure window to rear aspect.

First Floor Landing

Airing cupboard housing the pressurised hotwater tank, radiator, doors opening to the bedrooms, stairs rising to the master bedroom suite.

Bedroom 2

12'8" x 12'4"

Fitted wardrobes, uPVC double glazed window to front aspect, radiator, door to:

En-suite Shower Room

Fitted with a modern three piece suite comprising: low level wc, hand wash basin, walk-in shower enclosure, wall-mounted shower attachment and a sliding glass screen. uPVC double glazed obscure window to front aspect, heated towel rail, extractor fan.

Bedroom 3

12'8" x 11'6"

uPVC double glazed window to front aspect, tv point, radiator.

Bedroom 4

8'8" x 12'4"

Fitted wardrobes, uPVC double glazed window to rear aspect, radiator.

Bedroom 5

8'8" x 11'0"

uPVC double glazed window to rear aspect, radiator.

Second Floor Landing

Velux window, door to:

Master Bedroom

14'7" x 12'5"

uPVC double glazed window to front aspect, two velux windows, access to eaves storage space, tv point, radiator.

Dressing Area

7'9" x 6'10"

Four sets of double wardrobes. Door to:

En-suite Bathroom

A spacious, fully-equipped boutique four piece en-suite fitted with a low-level WC, free-standing bath, twin 'His & Hers' ceramic bowl sinks, walk-in shower enclosure with drench shower and hand shower attachment finished with slate colour

tiling, ceramic tiled flooring, recessed ceiling downlighting, uPVC double glazed window to the front aspect with skylight window flooding the space with natural light.

Outside

The private rear garden enjoys a favoured southerly orientation and is conveniently accessed from french doors from the living room and bi-folding doors from the kitchen/dining room. The garden is laid predominantly to a level lawn flanked by raised flowering shrub and specimen tree borders. A patio is accessed from the bi-folding doors from the family room bringing the indoors, outside and provides the ideal place to entertain family and friends in the warmer summer months.

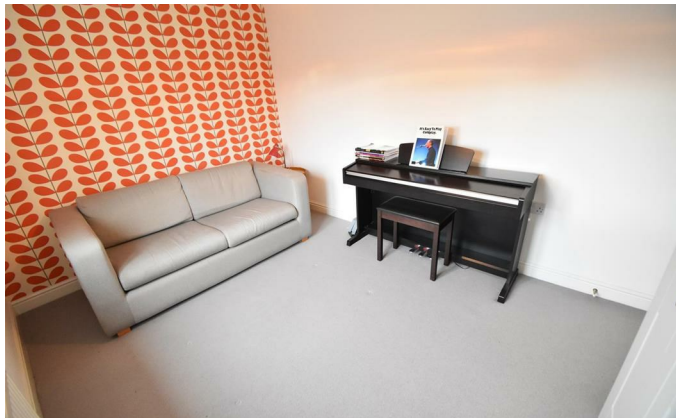
Garage & Driveway

A spacious driveway can be found alongside the property and provides direct access into the rear garden. The driveway is made secure by timber double swing gates.



- Semi-Detached Family Home
- Garage & Driveway
- Popular Location
- Immaculately Presented
- South-West Facing Rear Garden
- Level Walking Access To Marina & High Street
- In Excess of 1,900 Sq.ft
- Master Bedroom Suite

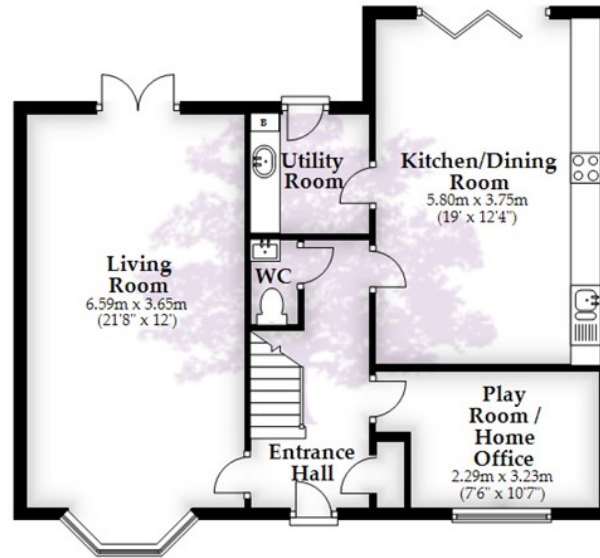




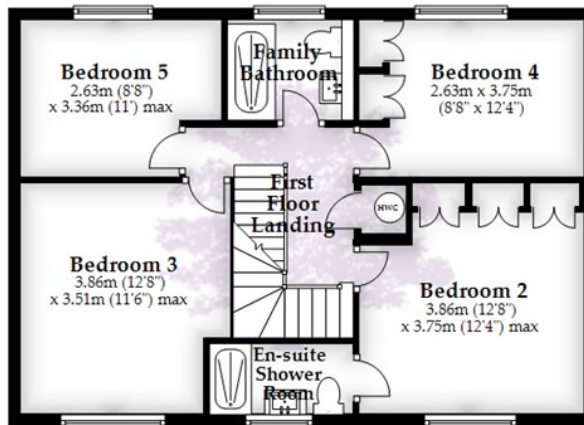
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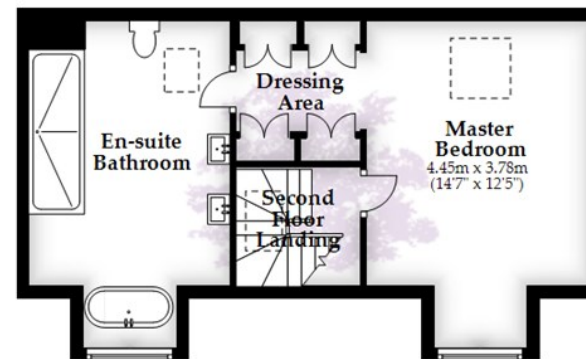
Ground Floor
Approx. 69.9 sq. metres (752.0 sq. feet)



First Floor
Approx. 62.6 sq. metres (674.3 sq. feet)



Second Floor
Approx. 44.3 sq. metres (476.3 sq. feet)



Total area: approx. 176.8 sq. metres (1902.7 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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