



61 WREN GARDENS,
PORTISHEAD, BS20 7PP

GOODMAN
& LILLEY







61 WREN GARDENS

PORTISHEAD BS20 7PP

GUIDE PRICE

£450,000

An immaculately presented, end of terraced four bedroom townhouse situated in an enviable position on the fringes of the vibrant Village Quarter which overlooks the Nature Reserve & Bristol Channel.

The light and airy accommodation is arranged over three floors and offers versatile living space for a variety of buyers. In brief, the property comprises; entrance hall, cloakroom, modern fitted kitchen and living room. The first floor features two double bedrooms and a modern family bathroom. The second floor features a generous master bedroom with an en-suite and a four double bedroom which completes the internal package to this fine family home. The landscaped rear garden enjoys a southerly aspect and is larger than average providing the family with generous outside space and a sunny orientation which is often a prerequisite to many buyers. A garage and off-road parking for at least two/three vehicles is located to the rear of the property.

The modern interior provides a wonderful balance of space for both professional couples 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 its position set close to Trinity Primary School and nearby nature reserve make this house ideal place to watch the family grow. With enclosed south-facing landscaped gardens, at least two/three parking spaces and garage completing this stunning home an internal inspection is a must.

Useful Information

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 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 Comprising:

Entrance Hall

Secure front door opening to the entrance hall, radiator, wood laminated flooring, stairs rising to the first floor landing, door to the cloakroom, doors opening to the kitchen and also the living room.

Cloakroom

Fitted with two piece suite comprising; low-level WC, hand wash basin, extractor fan, ceramic tiled flooring, radiator.

Kitchen/Breakfast Room

Fitted with a matching range of modern cream fronted base, drawer and eye-level units with worktop space, inset 1+1/2 bowl stainless steel

sink unit with single drainer and mixer tap, tiled splash backs, extractor fan, space for dishwasher, washing machine and fridge/freezer. fitted eye-level electric fan assisted oven, built-in four ring gas hob with extractor hood over, radiator, wall mounted concealed gas boiler serving heating system and domestic hot water, uPVC double glazed window to front aspect.

Living Room

A light-filled room with uPVC double glazed windows to the side and rear aspects, under-stairs storage cupboard, uPVC double glazed French doors opening to the rear garden, wood laminate flooring, two radiators, TV & telephone points.

First Floor Landing

Airing cupboard housing hot water tank with additional shelving, panelled radiator, doors to bedrooms two and three and family bathroom, stairs rising to second floor landing.

Bedroom Two

Two uPVC double glazed windows to rear aspect, double panelled radiator, TV point.

Bedroom Three

uPVC double glazed window to front aspect, double panelled radiator, TV point, secure uPVC double glazed French doors leading to Juliet balcony providing a wonderful open outlook.

Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath,

pedestal wash hand basin, extractor fan, shaver point, uPVC obscure double glazed window to side aspect, panelled radiator, wood effect vinyl flooring.

Second Floor Landing

Doors to master bedroom and bedroom four.

Master Bedroom

Two double glazed windows to front aspect affording panoramic views over the Estuary's towards the Royal Portbury Docks, over-stairs storage cupboard, double panelled radiator, TV & telephone points, door to:

En-Suite Shower Room

Fitted with three piece modern white suite comprising: double tiled shower enclosure with fitted shower and sliding glass screen, pedestal wash hand basin, low-level WC and extractor fan, shaver point, tiled splashbacks, uPVC obscure double glazed window to rear aspect.

Bedroom Four

A double bedroom with uPVC double glazed window to the rear aspect, radiator.

Outside

The landscaped rear garden enjoys a favoured southerly aspect, predominantly laid to both lawn and patio with attractive floral and flowering shrub borders. A generous patio extends across the rear elevation of the property and provides the ideal place to sit back and enjoy the aspect. A gate to the side provides access to the garage and the additional parking spaces.

Garage & Off-Road Parking

The garage is accessed to the rear of the property with an up and over door and eaves storage space. The property further benefits for at least two/three parking spaces to the rear of the property.



- End Of Terrace Marina Townhouse
- Landscaped Southerly Facing Garden
- Well Presented Throughout
- Four Double Bedrooms
- Walking Distance To Marina & Nature Reserve
- No Onward Chain
- Master En-Suite Shower Room
- Garage & Two/Three Parking Spaces
- Viewing Highly Advised



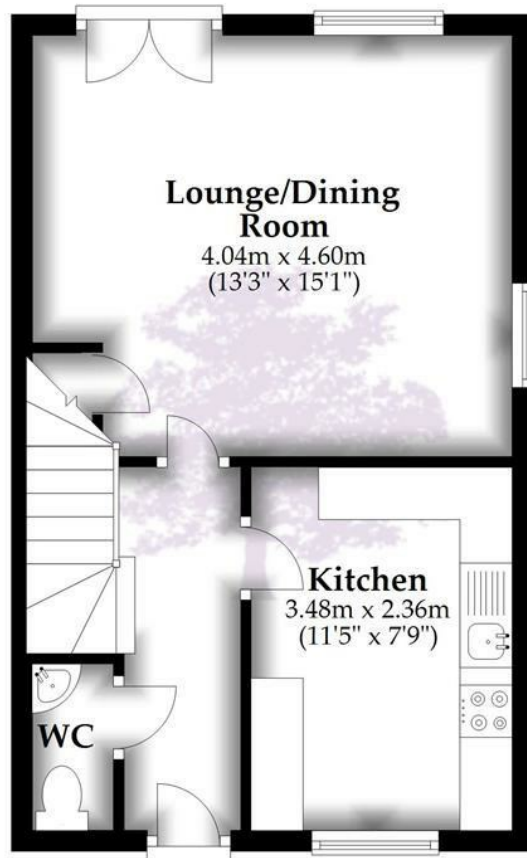


GOODMAN
& LILLEY



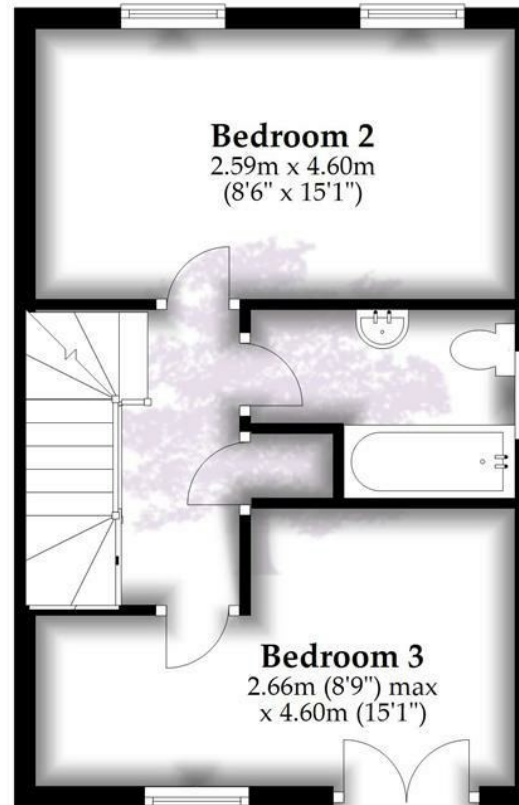
Ground Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



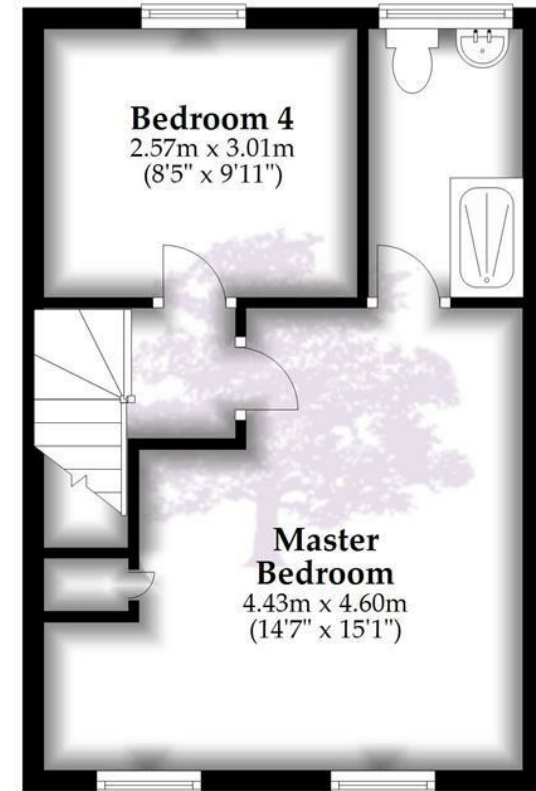
First Floor

Approx. 32.9 sq. metres (354.1 sq. feet)



Second Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 100.1 sq. metres (1077.5 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.

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