



70 FENNEL ROAD,  
PORTISHEAD, BS20 7FB

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**GOODMAN  
& LILLEY**













# 70 FENNEL ROAD

## PORTISHEAD BS20 7FB

# GUIDE PRICE

## £775,000

A rare opportunity to acquire the much coveted Charles Church 'Lansdown' designed home situated on the highly regarded Fennel Road.

Extended to the ground floor, this fine executive detached family home is offered in good condition throughout and in brief comprises; entrance hall, cloakroom, living room, study, family room, substantial kitchen/dining/family room and the utility room all of which are located on the ground floor. The first floor features four double bedrooms with a master en-suite and a family bathroom. Outside, the property offers an established, landscaped rear garden offering a great outside space to entertain al fresco and for children to run free in. A double garage and a double width driveway, providing off-street parking for numerous vehicles and completes the comprehensive package to this impressive family home.

Conveniently positioned within walking distance to the Marina, the Village Quarter offers ease of access for family buyers to nearby shops, schools, bars and restaurants, while for commuters and city professionals, the M5 motorway is only a short drive away. We often sell properties that do not even come to market so if your looking to move to your dream home then call our market leading valuation team on 01275 430440

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: E

Services: Mains Gas, Water, Drainage & Electric

### Accommodation Comprising

#### Entrance Hall

Secure front door opening to the inviting entrance hall, under-stairs storage cupboard, radiator, telephone point, stair case rising to the first floor landing, French doors opening to the living room, doors opening to principle rooms.

#### Cloakroom

Fitted with three piece modern white suite comprising; low-level WC, pedestal wash hand basin, extractor fan, tiled splash-backs, radiator.

#### Living Room

A good sized room, light and airy in its appearance with a feature uPVC double glazed bay window to front aspect, living flame fireplace, double panel radiators, TV & telephone point, multi-paned French doors opening to the study.

#### Study

Located to the rear of the property, light-filled with Velux skylight windows and uPVC double glazed French doors opening to the rear garden, underfloor heating, ample space to position a home office.

#### Family Room

A good-sized reception room, feature uPVC double glazed bay window to the front aspect, radiator.

#### Kitchen/Dining/Family Room

A superb family orientated room, light-filled enjoying a private orientation and is certainly the 'hub of the home'. The kitchen is fitted with a comprehensive range of wall, base and drawer units with work surfaces over which incorporates a good-sized island unit, inset black composite one and a half bowl sink and drainer unit, mixer tap, space for gas range cooker with glazed splash back and extractor hood, integrated dishwasher, fridge/freezer, ceramic tiled floor, uPVC double glazed window to the rear aspect, recessed ceiling down lighting, door to the utility room and the study, open-plan to the dining/family room with a feature uPVC double glazed bi-folding doors that open to the rear garden, skylight windows, underfloor heating, ample space to position both a family sized dining room table and also lounge furniture sofa.

#### Utility Room

Fitted with a matching range of modern cream fronted base and eye level with worktop space over, stainless steel sink unit with single drainer, extractor fan, wall mounted gas boiler serving

heating system and domestic hot water, plumbing for washing machine, space for tumble dryer, ceramic tiled flooring, secure uPVC double glazed door to side.

#### First Floor Landing

Airing cupboard housing hot water tank with additional shelving, radiator, access to roof space via loft hatch, doors opening to the bedrooms and the family bathroom.

#### Master Bedroom

A generous room, light and airy in its appearance with uPVC double glazed window to front aspect, TV & telephone point, built-in wardrobes with shelves and hanging rail, door to:

#### En-Suite Shower Room

Fitted with three piece modern white suite comprising; low-level WC, recessed tiled double shower enclosure with fitted shower, pedestal wash hand basin, extractor fan, shaver point, uPVC obscure double glazed window to front, recessed ceiling spotlights.

#### Bedroom Two

uPVC double glazed window to front aspect, radiator.

#### Bedroom Three

uPVC double glazed window to rear aspect, radiator.

#### Bedroom Four

uPVC double glazed window to rear aspect, radiator.

#### Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC, deep panelled bath with independent shower over and glass screen, pedestal wash hand basin, fully tiled, extractor fan, shaver point, uPVC obscure double glazed window to rear aspect, radiator.

#### Outside

The enclosed rear garden enjoys a private orientation which has been laid predominantly to lawn with a generous patio seating areas extending across the rear elevation and into the garden providing the ideal place to sit back and dine al fresco in the warmer summer months. The garden is flanked by mature hedgerows and specimen trees offering interest.

#### Double Garage & Driveway

The double garage is approached over a double width gated driveway providing ample off-road parking for several vehicles. The garage is accessed via two up and over doors, light and power connected. The driveway provides direct access to the garden and the utility room.



- Executative Detached Family Home
- Three Reception Rooms
- Double Garage & Gated Driveway
- Extended Accommodation (1762 Sq. Ft)
- 23' x 10' Kitchen/Dining/Family Room
- Vibrant Village Quarter Location
- Four Double Bedrooms (En-Suite)
- Highly Regarded Address
- Viewing Highly Advised









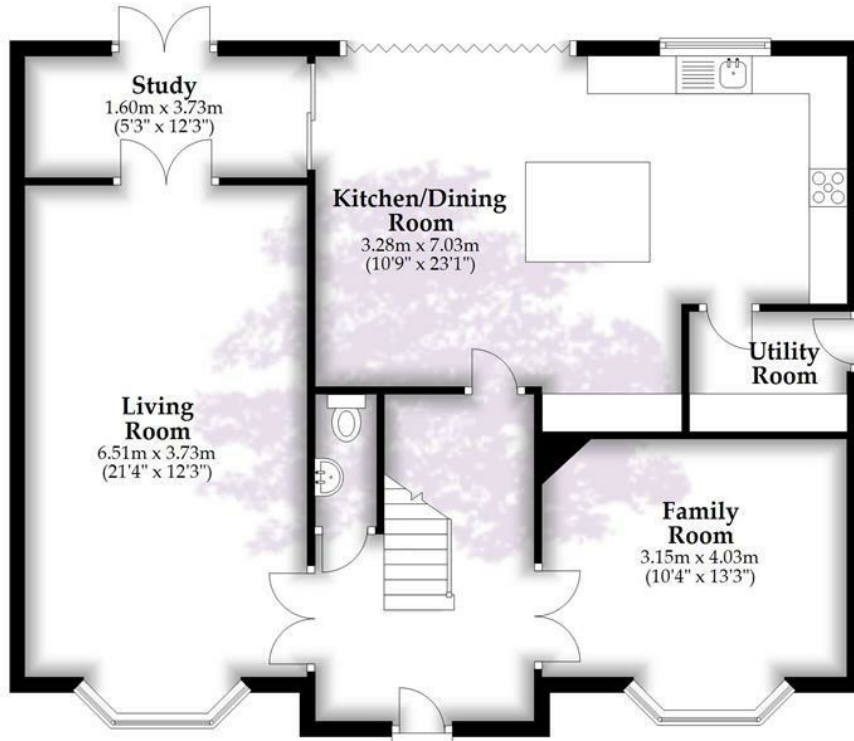
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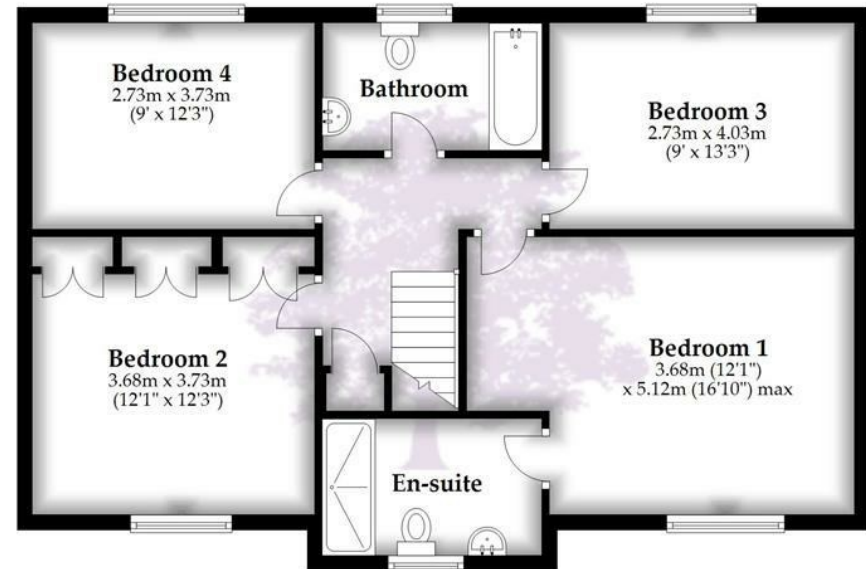
### Ground Floor

Approx. 91.4 sq. metres (984.3 sq. feet)



### First Floor

Approx. 72.3 sq. metres (777.7 sq. feet)



Total area: approx. 163.7 sq. metres (1762.0 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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