



24 FENNEL ROAD,
PORTISHEAD, BS20 7FB

GOODMAN
& LILLEY







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GUIDE PRICE

£675,000

A golden opportunity to acquire an executive detached family home built to the much-coveted 'Bowood Design' offering substantial living accommodation located in an enviable position overlooking the green.

This stunning home is presented in show home condition and is beautifully arranged over two floors and in brief, comprises; spacious entrance hall, cloakroom, living room, study/family room, utility room and the most wonderful kitchen/dining room. To the first floor are four double bedrooms, en-suite to the master bedroom and a three-piece family bathroom which completes the internal accommodation to this fine home. The garaging is approached over a double width driveway providing off-road parking for several vehicles. Externally, the enclosed rear garden is laid predominantly to lawn with mature flowering shrubs, plants and blossom trees occupying the borders providing a burst of colour and also offering a good degree of privacy. Generous timber decked seating areas provide ample space to sit back and relax and enjoy the garden whilst entertaining family and friends. The double garage is approached over a double width driveway providing off-road parking for several vehicles.

If it's a quiet location you're looking for, and a home that is ready to simply move into and unpack, then look no further. Add in the close proximity of the Nature Reserve, Trinity School, eateries on the Marina and the convenience of access to Junction 19 (M5) then this really is a great opportunity not to be missed. With quality family homes selling fast, be quick to book your next appointment to view. 01275 430440/sales@goodmanlilley.co.uk

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: 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, light and airy in its appearance and offering a good circulation space, stairs rising to the first-floor landing, storage cupboard, built in shoe cupboard radiator, doors opening to principle rooms.

Cloakroom

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

Family Room/Study

uPVC double glazed window to front aspect, radiator, custom made shelving and cupboards with central feature mirror .

Living Room

A good-sized principle reception room with uPVC double glazed window to front aspect, stone fireplace with feature chesney's wood burning stove, custom built floor to ceiling bookshelves, radiators, TV & telephone point, secure uPVC double glazed French doors opening onto the rear garden.

Kitchen/Dining Room

Fitted with a comprehensive range of wall, base and drawer units with worksurfaces over which incorporates a breakfast bar peninsula, ceramic inset one and half bowl sink and drainer unit, tiled splash backs, integrated fridge/freezer, eye-level electric fan assisted double oven, four ring gas hob with extractor hood over, space for dishwasher, recessed ceiling downlighting, uPVC double glazed window to the rear and side aspects, radiators, door to:

Utility Room

Fitted with a range of base units with worksurface over, inset stainless steel sink and drainer unit, tiled splash back, plumbing and space for washing

machine and dryer, recently refitted gas fired boiler serving the heating system and domestic hot water, secure door to the rear garden.

First Floor Landing

Access to partly boarded roof space via loft hatch, airing cupboard with hotwater cylinder, doors opening to the bedrooms and the family bathroom.

Master Bedroom

A spacious, light-filled room with a uPVC double glazed window to front aspect enjoying open views across the park, two built-in wardrobes, TV & telephone points, door to:

En-Suite Shower Room

Fitted with a modern three-piece suite comprising; low-level WC, pedestal wash hand basin, shaver point, tiled shower enclosure with mains drench shower and hand shower attachment, radiator, obscured uPVC double glazed window to the front aspect.

Bedroom Two

uPVC double glazed window to front aspect, TV & telephone points.

Bedroom Three

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

Bedroom Four

A double bedroom with uPVC double glazed window to rear aspect, radiator, TV point. custom built cupboard and bookshelf.

Family Bathroom

Fitted with a modern three-piece suite comprising; low-level WC, pedestal wash hand basin, shaver point, deep panelled bath with mains shower and shower screen, radiator, recessed ceiling down lighting, obscured uPVC double glazed window to the rear aspect.

Outside

The enclosed rear garden is laid predominantly to lawn with mature flowering shrubs, plants and blossom trees occupying the borders providing a burst of colour and also offering a good degree of privacy. Generous timber decked seating areas provide ample space to sit back and relax and enjoy the garden whilst entertaining family and friends. This seating space can be easily accessed via the French doors from the living room and the utility room.

Double Garage & Driveway

The double garage is approached over a double width driveway providing off-road parking for several vehicles. Accessed via two up and over doors with light and power connected and eaves storage space. Secure gated access from the driveway provides useful access to the rear garden.



- Executive Detached Family Home
- Spacious Kitchen/Dining Room
- Pleasant Open Outlook Across The Green
- Four Double Bedrooms
- Two Reception Rooms
- Prime Village Quarter Address
- Master En-Suite Shower Room
- Double Garage & Generous Driveway
- Impeccably Presented Throughout



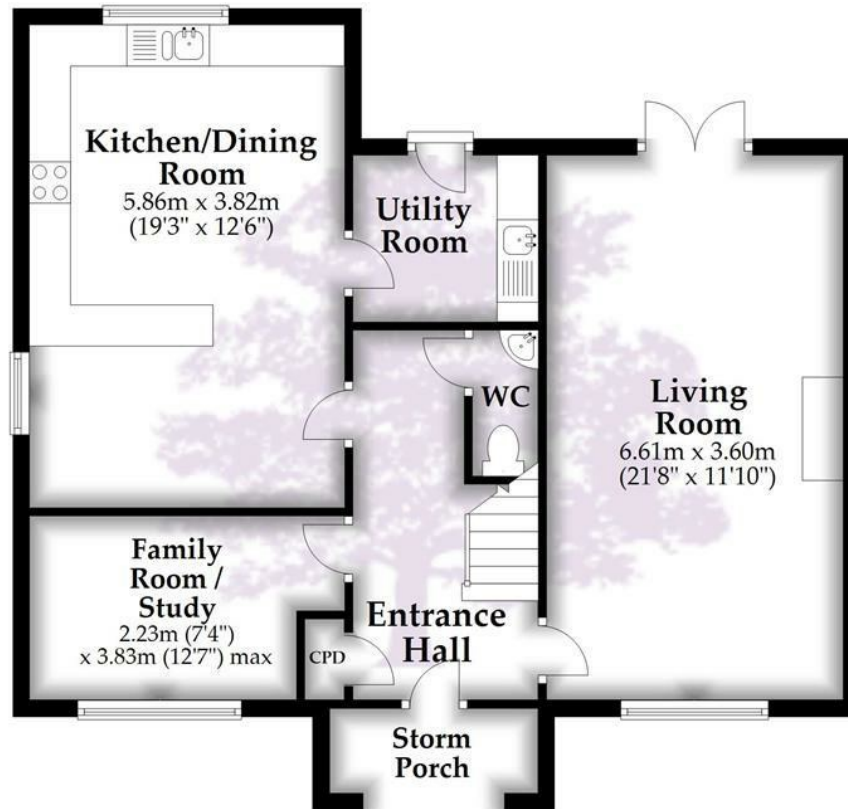


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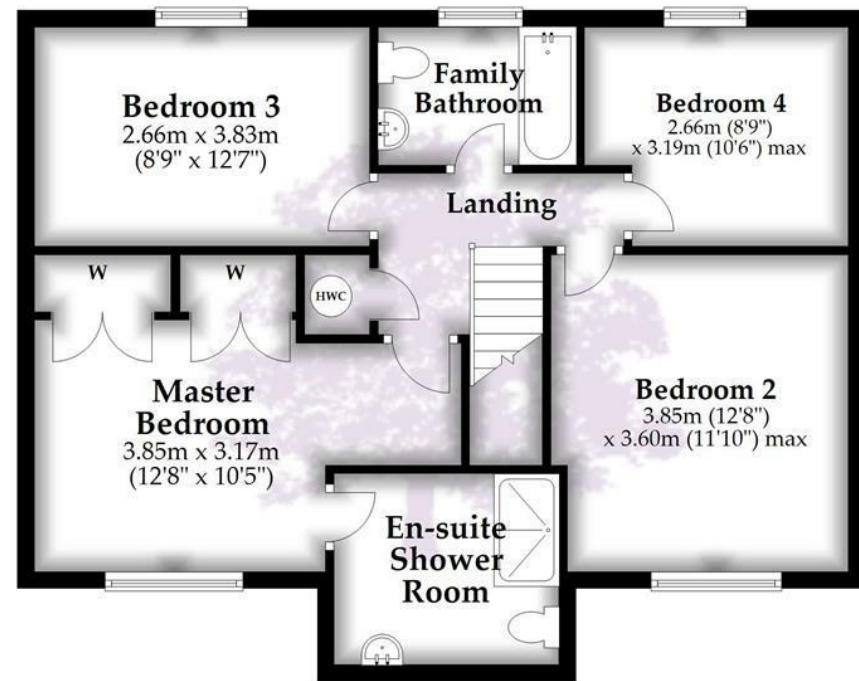
Ground Floor

Approx. 73.7 sq. metres (793.2 sq. feet)



First Floor

Approx. 68.0 sq. metres (731.9 sq. feet)



Total area: approx. 141.7 sq. metres (1525.1 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



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