



22 FENNEL ROAD,
PORTISHEAD, BS20 7FB

**GOODMAN
& LILLEY**







22 FENNEL ROAD

PORTISHEAD BS20 7FB

GUIDE PRICE

£675,000

An exceptional opportunity to acquire a stunning executive detached family home enjoying an open outlook of the central green

Built to the highly popular 'Bowood Design' and offers spacious living accommodation traditionally arranged over two floors. This beautifully designed property boasts a beautifully spacious entrance hall, cloakroom, comfortable living room, a versatile study/family room, a convenient utility room, and a spacious kitchen/dining room. The ground floor provides ample space for relaxation, work, and quality family time. Moving to the first floor, you will be greeted by four generously sized double bedrooms, including an en-suite master bedroom for added privacy and comfort. Completing the internal layout is a well-appointed three-piece family bathroom, ensuring the utmost convenience for all residents.

Stepping outside, you will discover an enclosed rear garden that exudes tranquility. The garden features a lush lawn, adorned with mature flowering shrubs, plants, and specimen trees. This private oasis offers various seating areas where you can unwind and appreciate the surroundings. A spacious patio extends across the back of the property, providing ample space to relax and entertain family and friends. Accessible from both the living room and the utility room, the patio offers seamless indoor-outdoor living. The property also benefits from a garaging facility, which can be conveniently accessed via the double width driveway offering off-road parking for several vehicles.

This executive detached family home is truly a rare find, combining elegant design, spacious living areas, and a stunning outdoor space. It presents an unmissable opportunity for those seeking a luxurious and comfortable lifestyle with all the conveniences on your door step.

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-filled with stairs rising to the first-floor landing, storage cupboard, radiator, doors opening to the living room, study, kitchen/dining room and the cloakroom.

Cloakroom

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

Study

uPVC double glazed window to front aspect overlooking the central green, radiator.

Living Room

A good-sized principle reception room with uPVC double glazed window to front aspect overlooking the green, 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, inset one and half bowl stainless steel sink and drainer unit, tiled splash backs, integrated dishwasher and fridge/freezer, eye-level electric fan assisted double oven, four ring gas hob with extractor hood over, recessed ceiling downlighting, uPVC double glazed window to the rear and side aspects, radiators, door to:

Utility Room

Fitted with a comprehensive range of wall and base units with worksurface over, inset stainless steel sink and drainer unit, tiled splash back, plumbing and space for washing machine and dryer, wall mounted gas fired boiler serving the heating system and domestic hot water, secure door to the rear garden.

First Floor Landing

Access to 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, two built-in wardrobes, TV & telephone points, door to:

En-Suite Shower Room

Fitted with a three-piece suite comprising; low-level WC, pedestal wash hand basin, shaver point, tiled shower enclosure with mains shower, 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.

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, chrome heated towel 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 specimen trees occupying the borders. A patio extends across the back of the property providing 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. A gateway provides access to your driveway.

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.





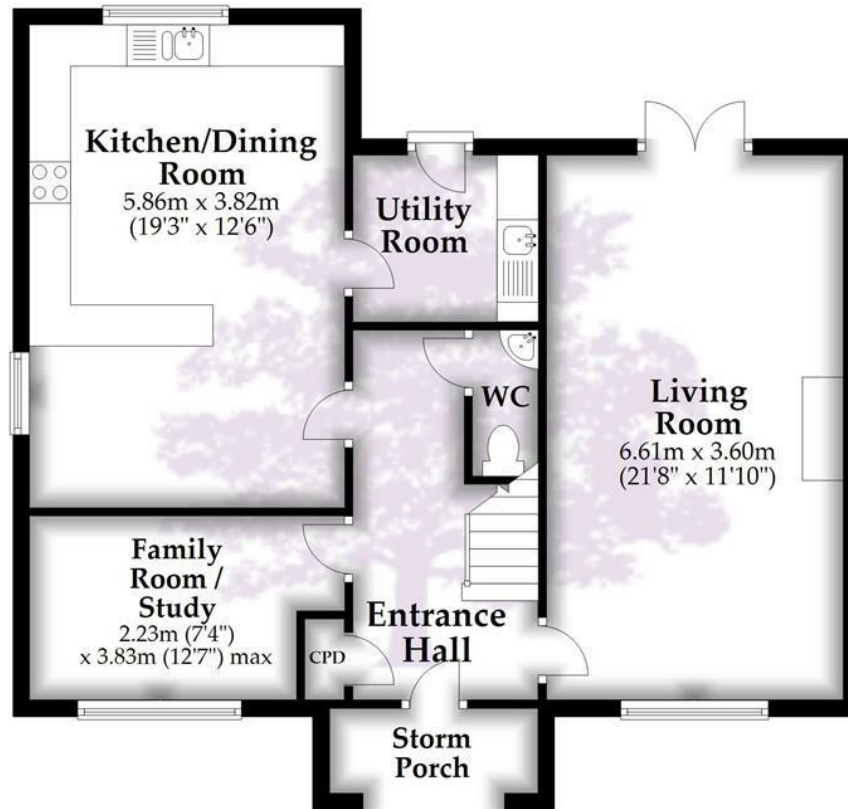


GOODMAN
& LILLEY



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



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