



16 HONEYLANDS,
PORTISHEAD, BS20 6RB

GOODMAN
& LILLEY



WELCOME TO THIS MODERN BUNGALOW LOCATED IN HONEYLANDS. THIS DELIGHTFUL PROPERTY BOASTS TWO DOUBLE BEDROOMS AND A FANTASTIC OPEN PLAN LIVING SPACE, MAKING IT PERFECT FOR A SMALL FAMILY OR THOSE LOOKING TO DOWNSIZE.

This wonderful home has undergone a series of cosmetic improvements in recent years and offers light & airy flexible accommodation comprising: entrance hall, spacious, open-plan living room/kitchen/dining area, two double bedrooms and a shower room. Externally, there is a sizeable drive way which leads up to the property and onto the garage. The enclosed rear garden affords a high degree of privacy, currently laid to artificial lawn providing a low-maintenance outside space.

The property offers a convenient and quiet location, with ease of access to both Portishead High Street, Clevedon and the M5 Motorway network, making this property the ideal choice for the city professional or retiree. For the family buyer, the location lies within walking distance to both local primary and secondary schools which is sure to appeal.

Accommodation comprising;

Entrance Hall

Secure front door opening to the entrance hall, obscured double glazed window to side, luxury vinyl flooring, oak door opening to:-

Open-Plan Kitchen/Dining/Living Room

A modern grey high gloss kitchen with solid quartz white worktops, Integrated eye-level double oven, 5 ring induction hob with extractor hood, space for fridge freezer and washing machine, Inset sink and drainer, large kitchen island providing extensive storage and seating. Open- plan to the living space making a fantastic sociable entertaining space. The living area features a

wood burning stove with granite hearth, wooden mantle beam over, television point, vertical radiator, recessed ceiling downlighters.

Bedroom One

uPVC double glazed window to front aspect, radiator, recessed ceiling spotlights, TV point.

Bedroom Two

uPVC double glazed window to front aspect, internal double glazed window to side, radiator.

Shower Room

Fitted with a three piece suite comprising; low level WC, walk-in double shower with drench shower and hand shower, 'his and hers' vanity wash hand basins, heated towel rail, recessed ceiling spotlights, luxury vinyl tiled flooring, obscured double glazed window to side.

Utility Room

Access via the garden, electric roller door leading to the driveway, base units with space for fridge and tumble dryer.

Outside

The low maintenance rear garden is predominantly laid to artificial lawn with floral and shrub borders. A decked seating area provides the ideal place to sit back and enjoy the orientation.

Driveway

The property is approached over a tarmac driveway providing off road parking for up to four cars.

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- Semi-Detached Bungalow
 - Open-Plan Living/Dining/Kitchen
 - Recently Refurbished
 - Garage & Driveway
 - Two Double Bedrooms
 - Low Maintenance Rear Garden
 - Convenient Location
 - Viewing Highly Recommended



GUIDE PRICE £400,000



Ground Floor

Approx. 91.3 sq. metres (983.1 sq. feet)



Total area: approx. 91.3 sq. metres (983.1 sq. feet)

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