



11 KITTIWAKE DRIVE,  
PORTISHEAD, BS20 7PL

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**GOODMAN  
& LILLEY**







# 11 KITTIWAKE DRIVE

PORTISHEAD BS20 7PL

GUIDE PRICE  
£470,000

A spacious family home in a quiet location close to the Nature reserve and Portishead Marina. Boasting an open plan kitchen/diner, dual aspect living room and four bedrooms, this modern property would make a perfect family home. The property has a single garage, off street parking and is offered with no onward chain.

This delightful detached house offers a perfect blend of comfort and convenience. Boasting four bedrooms, including a main bedroom with an en-suite, this property provides ample space for a growing family or those who love to host guests.

The open plan kitchen/diner is a focal point of the home, ideal for entertaining friends and family. One of the standout features of this house is its westerly facing garden whilst its proximity to the marina with its array of bars and restaurants, as well as the nearby nature reserve, provides endless opportunities for leisurely strolls and enjoying the beauty of the outdoors.

With no onward chain, the path to making this house your home is clear and uncomplicated. Don't miss out on the chance to own a piece of paradise in this sought-after location.

## Accommodation comprising

### Entrance

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

### Living room

Dual aspect lounge with a window to the front aspect and glazed double doors overlooking and leading onto the garden.

### Kitchen/diner

Fitted with a matching range of modern base,

drawer and eye level units with worktop space over, inset 1+1/2 bowl stainless steel sink unit with single drainer unit, mixer tap, tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to the front and side aspects and door to the utility room.

### Utility room

Fitted with a matching range of modern units with worktop space over, plumbing for washing machine, space for tumble dryer, secure uPVC double glazed courtesy door to garden.

### Cloakroom

Fitted with two piece modern white suite comprising; low-level, wash hand basin, extractor fan and tiled splashbacks.

### First Floor landing

Gallery style landing with doors to all bedrooms, airing cupboard and family bathroom. Window to the front aspect.

### Bedroom One

A spacious double bedroom with window to the side aspect overlooking the garden, space for wardrobes and door to the en-suite.

### En-suite

Three piece suite comprising; Corner shower, low level WC and pedestal sink. Window to rear aspect.

### Bedroom Two

Dual aspect double bedroom with windows to the front and side aspect and an alcove ideal for wardrobes.

### Bedroom Three

Double bedroom with window to rear aspect.

### Bedroom four

A spacious room with window to the front aspect.

### Bathroom

Three piece suite comprising; Low level WC, pedestal sink and panel bath with shower over. Window to rear aspect and extractor fan.

### Garden

An open rear garden with large deck area accessed via the living room, artificial lawn with mature borders and paved footpath leading to the garage and utility room.

### Garage and parking

Single garage under a coach house to the rear with courtesy door from the garden. Allocated parking in front of the garage.



- Four Bedrooms Master with en-suite
- Single garage and allocated parking
- No onward chain

- Dual aspect kitchen/diner
- great condition throughout
- Over 1200Sqft

- Spacious lounge with access to the westerly facing garden
- Walking distance to the Marina and nature reserve



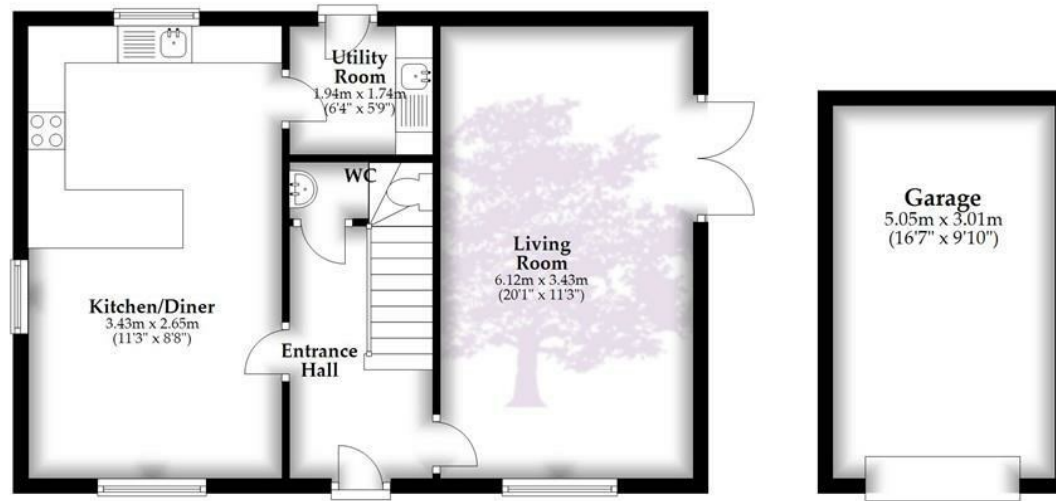


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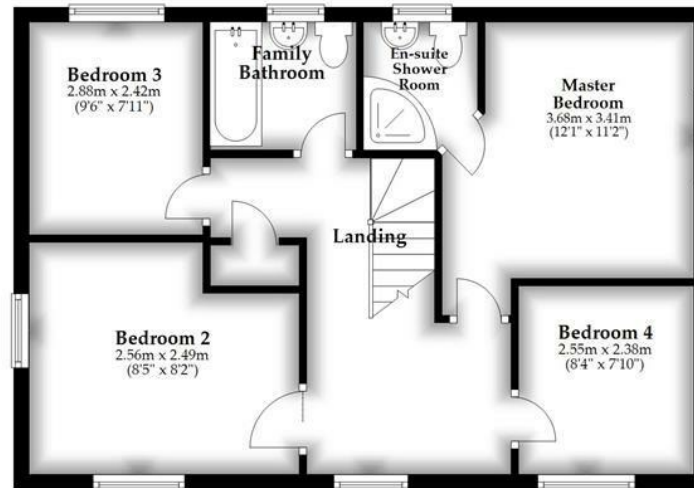
### Ground Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



### First Floor

Approx. 52.0 sq. metres (559.5 sq. feet)



Total area: approx. 111.7 sq. metres (1202.8 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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