



26 MALIN PARADE,  
PORTISHEAD, BS20 7FW

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GOODMAN  
& LILLEY







# 26 MALIN PARADE

## PORTISHEAD BS20 7FW

# GUIDE PRICE

## £525,000

A contemporary four bedroom detached home in the heart of the village quarter, Close to schools, shops and restaurants. The modern open plan kitchen diner is the perfect family space, along with four bedrooms and two bathrooms. Externally the property boasts a private rear garden, detached garage and off road parking for two.

This delightful detached house offers a perfect blend of comfort and style. Boasting two reception rooms, four bedrooms, and two bathrooms, this property provides ample space for a growing family or those who love to entertain.

This well-maintained home spans 1,195 sq ft, offering a modern and inviting living space. The property features a spacious kitchen/diner, ideal for hosting family meals or social gatherings. The dual aspect living room floods the space with natural light, creating a warm and welcoming atmosphere.

One of the highlights of this property is the private rear garden, providing a tranquil outdoor space to relax and unwind. Additionally, the detached single garage and off-road parking for two vehicles offer convenience and security for your transportation needs.

Don't miss the opportunity to make this charming property your own and enjoy the comfort and convenience it has to offer in the heart of Portishead.

### Accommodation comprising

#### Entrance

Secure front door opening to the entrance hall, radiator, hardwood flooring, telephone point, stairs rising to the first floor landing, doors opening to the living room, kitchen/diner and the cloakroom.

#### Cloakroom

Fitted with two piece modern white suite

comprising; low-level, wash hand basin with cupboards under, heated towel rail, extractor fan, tiled splashbacks, hardwood flooring and wall mounted mirror.

#### Kitchen/dining room

Fitted with a matching range of modern white fronted base, drawer and eye level units with quartz worktop space over, inset 1+1/2 bowl stainless steel sink unit with mixer tap, quartz splashbacks, integrated dishwasher, space for fridge/freezer, fitted eye level double oven, built-in four ring electric ceramic hob with extractor hood over, uPVC double glazed window to the front and rear aspects and tile flooring. Open plan to dining space and a door opening into the utility room.

#### Utility room

Fitted with a matching range of modern white fronted eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, under-stairs storage cupboard, tiled flooring, secure uPVC double glazed courtesy door to garden.

#### Living room

A light and airy room enjoying a dual aspect with a uPVC double glazed window to front aspect and glazed double doors to rear aspect opening onto the garden, hardwood flooring, TV & telephone point.

#### Landing

A gallery style landing flooded with light from a window to the front aspect. Doors to all bedrooms, family bathroom and the airing cupboard.

#### Bedroom One

uPVC double glazed window to the rear aspect, TV & telephone point, fitted wardrobes with sliding doors and a door to the en-suite.

#### En-suite

uPVC double glazed window to the rear aspect and three piece suite comprising; low level WC vanity style sink with storage under and corner shower unit.

#### Bedroom Two

uPVC double glazed window to front aspect, alcove ideal for built in storage.

#### Bedroom Three

uPvc double glazed window to the rear aspect overlooking the garden.

#### Bedroom Four

bedroom with uPvc double glazed window to the front aspect.

#### Family Bathroom

Fitted with two three piece modern white comprising; low-level WC, deep panelled bath with independent shower over, pedestal wash hand basin, tiled splashbacks, full height tiling to all wet areas, extractor fan, uPVC obscure double glazed window to rear aspect.

#### Outside

The landscaped rear garden enjoys a sunny aspect and is laid predominantly to artificial lawn, raised timber decking and mature borders. The timber

decked area is of a generous size and benefits from a wooden pergola, providing an ideal space for alfresco dining. A side path leads to the courtesy door to the garage and front gate.

#### garage and parking

A single detached garage with light, electric, up and over door and courtesy door into the garden. Driveway parking for two in front of the garage.

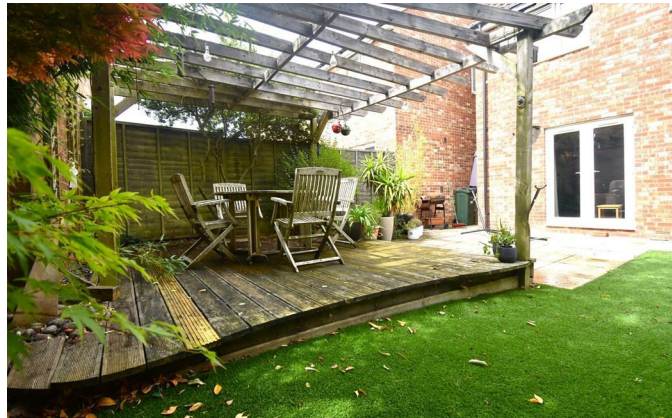


- Detached family home
- Private rear garden
- Well presented throughout
- Close to schools, shops and restaurants

- Four bedrooms
- Open plan kitchen/diner
- Main bedroom with en-suite

- Single garage with off road parking for two
- Dual aspect living room with access onto the garden
- Gallery style landing



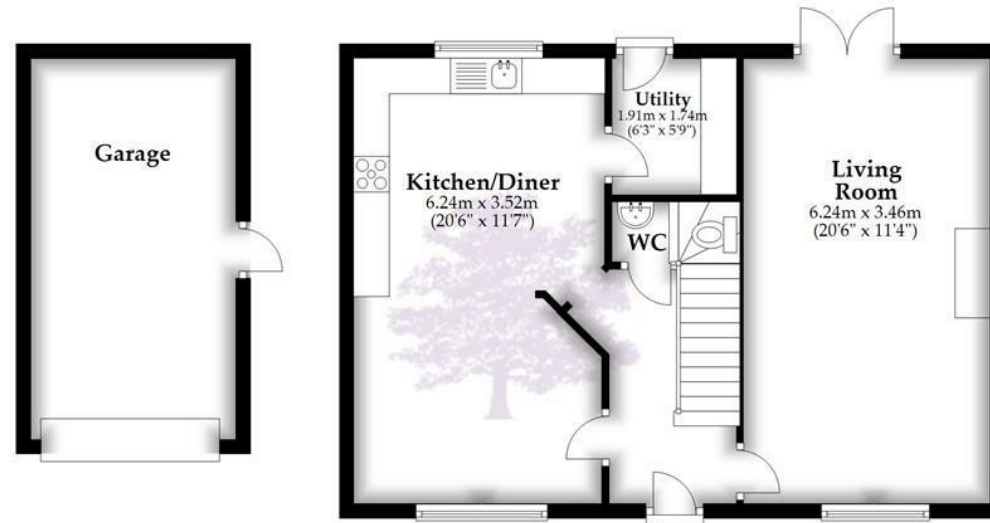


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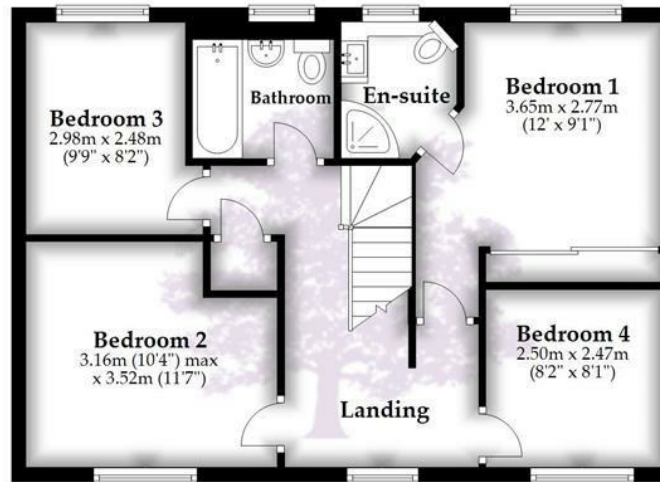
### Ground Floor

Approx. 55.6 sq. metres (598.8 sq. feet)



### First Floor

Approx. 55.6 sq. metres (598.8 sq. feet)



Total area: approx. 111.3 sq. metres (1197.6 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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