



35 FENNEL ROAD,
PORTISHEAD, BS20 7AR

**GOODMAN
& LILLEY**







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GUIDE PRICE

£595,000

Occupying a prime position on the highly sought after "fennel Road". A five bedroom semi-detached family home set out over 3 floors with over 1400sqft of accommodation. Whether its the proximity to the park and nature reserve, diverse accommodate or double garage and parking for four this home truly offers something for everyone.

Welcome to Fennel Road, Portishead - a charming location for this delightful property! Situated in a prime position with a pleasant outlook over a green, this semi-detached house boasts five bedrooms spread over three floors, offering over 1400sqft of accommodation.

As you step inside, you'll be greeted by a spacious reception room and kitchen/diner, perfect for entertaining guests or relaxing with family. The property features three bathrooms, ensuring convenience for all residents.

The highlight of this property is undoubtedly the five bedrooms, providing ample space for a growing family or those in need of a home office or guest rooms. Two of the bedrooms even come with en-suite bathrooms, adding a touch of luxury to everyday living.

Outside, you'll find a detached double garage and parking for four vehicles, a rare find in such a desirable location. Whether you're a car enthusiast or simply in need of extra storage space, this feature is sure to impress.

Don't miss out on the opportunity to make this house your home. With its generous living space, convenient location, and desirable features, this property on Fennel Road is a must-see for anyone looking for a comfortable and stylish living space in Portishead.

Accommodation comprising

- Five Bedrooms
- Pleasant outlook from the lounge
- Great condition throughout
- No onward chain

Entrance

With doors opening to principal rooms, wood effect vinyl flooring, alarm panel, radiator, storage cupboard, stair case rising to first floor landing.

Kitchen/diner

Fitted with a matching and modern range of wall and base units with complimentary rolled edge work surfaces over, one and a half bowl stainless steel single drainer sink unit with chrome mixer tap over, built in stainless steel double electric oven, built in stainless steel gas hob with stainless steel extractor hood over, plumbing for automatic washing machine and dishwasher, built in fridge/freezer, tiled splashbacks, radiator, TV point, double glazed window to front elevation, double glazed patio doors leading out onto rear garden, ceramic tiled flooring.. 17' 4" x 10' 2" (5.28m x 3.1m)

Lounge

With three double glazed windows to the side and front aspects offering a great outlook towards the park, two radiators, under stairs storage cupboard, TV point, telephone point.

Cloakroom

With low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, radiator

First floor landing

Doors to bedroom three, four, five and family bathroom. Stairs to second floor.

Bedroom Three

Two double glazed windows to front and side elevation, built in wardrobes, TV point.

- Kitchen/diner Leading on to the garden
- Detached double garage and driveway parking for four
- Diverse accommodation over three floors

Bedroom four

Two double glazed windows to front and side elevation offering views over the park, TV point.

Bedroom Five

Double glazed window to side elevation, TV point.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with shower attachment over, tiled splashbacks, heated ladder style towel rail, wood panel vinyl flooring, double glazed obscure window to front elevation.

Second Floor landing

Doors to bedroom one, bedroom two and the airing cupboard.

Bedroom One

A large triple aspect double bedroom with windows to the front and side and a velux window to the rear flooding the room with natural light .Built in wardrobe and door to the en-suite.

En-suite

Fitted with a white suite comprising low level WC, pedestal wash hand basin with tiled splashbacks, fully tiled double shower cubicle, spotlights, shaver socket, extractor fan, double glazed window, wood panel vinyl flooring..

Bedroom Two

A great size double bedroom with a window to the side aspect looking over the park and velux window to the rear. Door to en-suite

- Great position close to an open park and nature reserve
- Two en-suite bedrooms
- Over 1400 sqft

En-suite

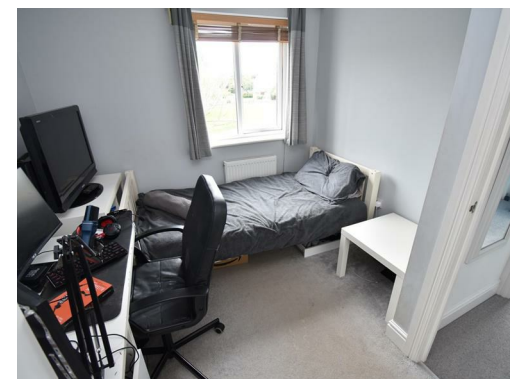
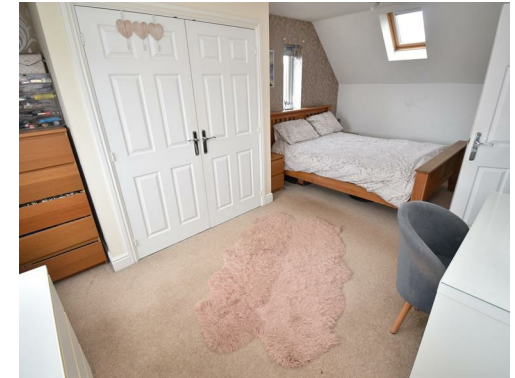
Fitted with a white suite comprising low level WC, pedestal wash hand basin, fully tiled shower cubicle, spotlights, heated ladder style towel rail, shaver socket, extractor fan, partially tiled, wood panel vinyl flooring, Velux window.

Garden

The property has gardens to the front, rear and side. The front has been expertly landscaped to a great standard with a feature water fountain, artificial lawn and lighting. The rear garden is walled and mainly laid to artificial lawn with a footpath leading to the rear double driveway and garage. The rear garden has the potential to be extended into the side garden.

Driveway and garage

To the rear of the property is a detached double garage with two up and over doors, light and electric. Driveway parking in front of the garage for four.





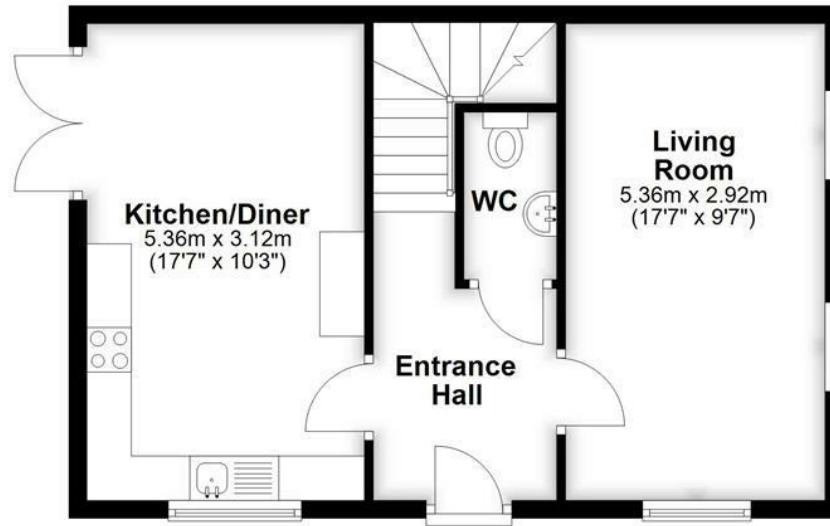


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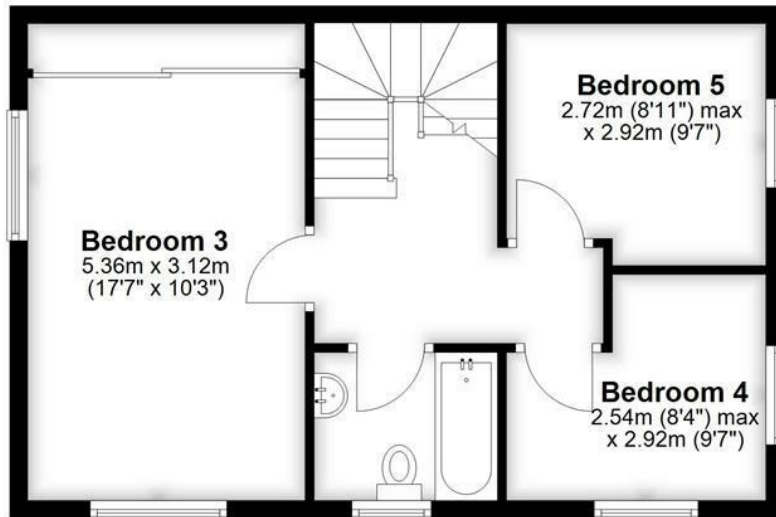
Ground Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



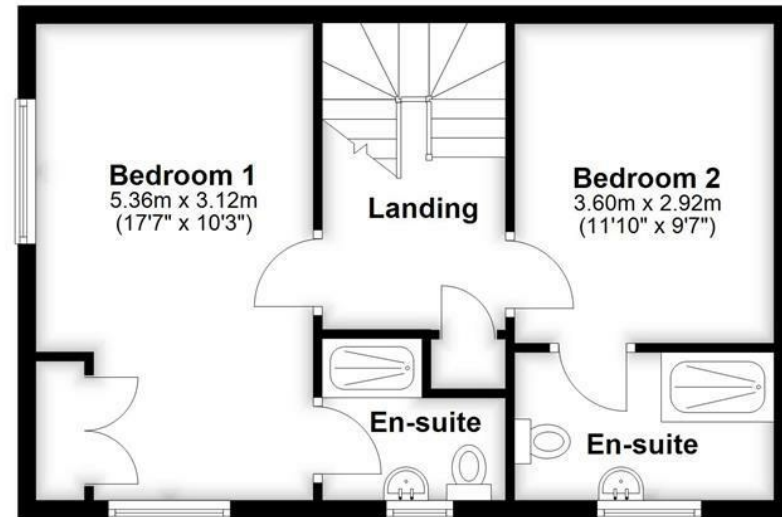
First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Second Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 133.5 sq. metres (1436.8 sq. feet)

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