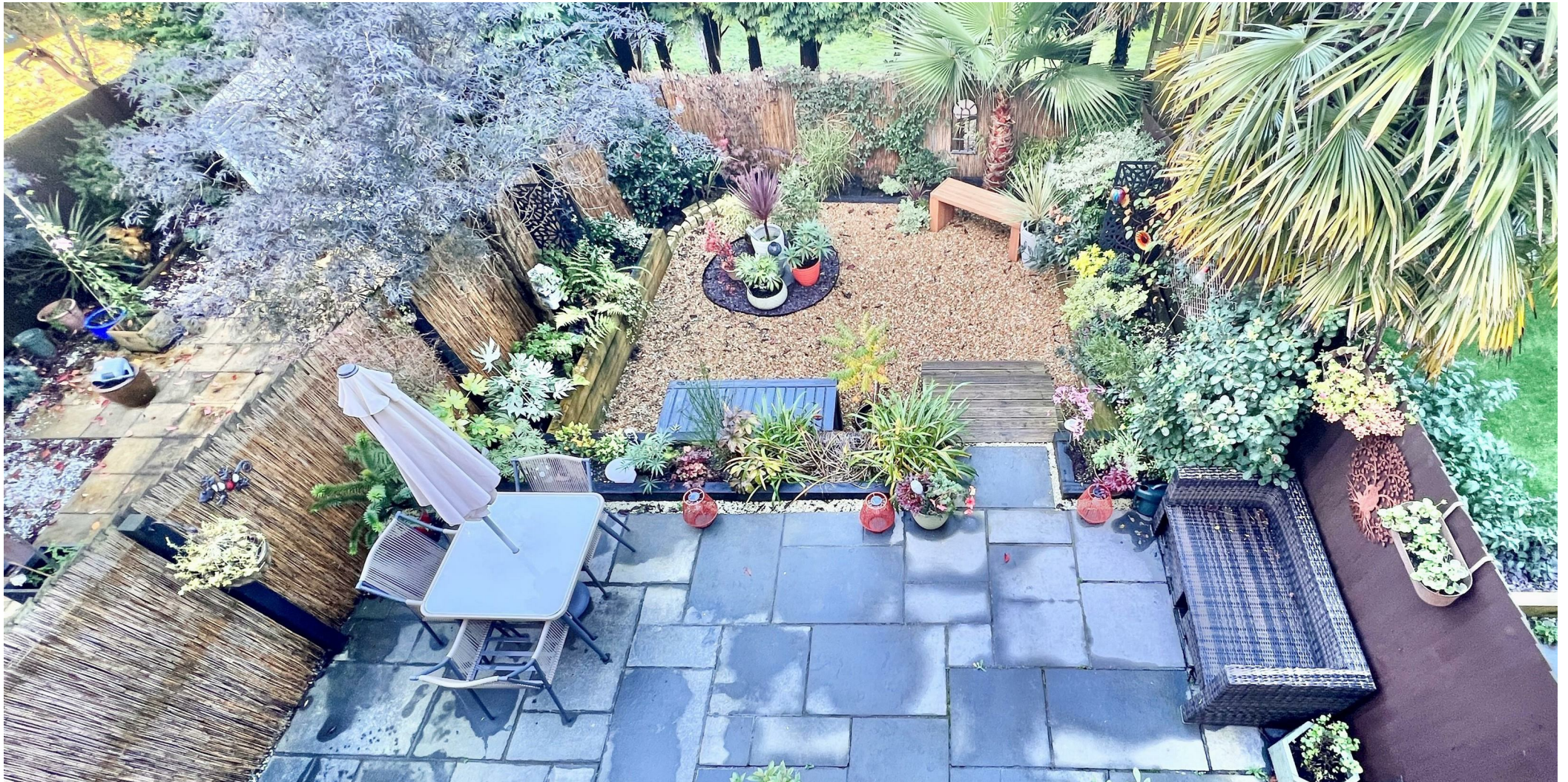




14 BRACKENWOOD GARDENS,
PORTISHEAD, BS20 8FD

**GOODMAN
& LILLEY**







14 BRACKENWOOD GARDENS

PORTISHEAD BS20 8FD

GUIDE PRICE
£550,000

A spacious and diverse townhouse offering views towards the estuary. The ground floor has been adapted to incorporate a double bedroom and kitchen/living space, creating a separate annex, ideal for visiting guests or a separate living space. With a further three double bedrooms, modern living space and first floor balcony this is one townhouse not to be missed!

Welcome to this stunning property located in the desirable Brackenwood Gardens. This spacious house boasts a generous 1600sqft of diverse accommodation, perfect for a growing family or those who love to entertain.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the house. With four bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

One of the highlights of this property is the separate annex with direct access to the beautifully landscaped garden. This additional space offers endless possibilities - from a guest suite to a home office or a peaceful retreat.

The first floor lounge is a true gem, offering views towards the estuary. Imagine relaxing in this space, basking in the natural light and enjoying the tranquil scenery outside.

The modern kitchen is a chef's dream, equipped with all the necessary amenities to whip up delicious meals for family and friends. The bathrooms are also elegantly designed, providing a touch of luxury to your daily routine.

Outside, the private established garden is a haven waiting to be enjoyed. Whether you have a green thumb or simply love to unwind outdoors, this space offers endless opportunities for relaxation and recreation.

Accommodation comprising:

- Diverse accommodation
- Large first floor lounge with balcony and views
- Integral garage and driveway parking
- Over 1600sqft of accommodation
- Modern kitchen and bathroom
- Private rear garden
- Ground floor one bedroom annex with garden access
- Three further double bedrooms

Entrance

Via front door, stairs to lower ground floor and the first floor. Doors to the garage and cloakroom WC.

WC

White low level WC and wash hand basin. Splash back wall tiling. Obscure double glazed window to side.

Lower ground floor landing

The lower ground floor is accessed via a set of stairs leading down from the entrance hall. Doors to the annex living room, annex bedroom, and storage cupboard.

Annex Living room

The lower ground floor has been altered to now incorporate an open plan living space with a kitchenette and glazed double doors overlooking and leading onto the garden.

Annex Bedroom

A large double bedroom with a window to the side aspect and glazed double doors overlooking and leading onto the garden.

Living Room

A lovely light and airy room with floor to ceiling double glazed windows with stunning views over the Bristol Channel and Welsh coastline beyond. Double glazed french doors opening to the balcony.

Middle landing

Stairs lead down to the entrance level and up to the kitchen and WC level.

Kitchen/breakfast

A modern kitchen fitted with a range of matching wall and base units with laminate surface over, inset resin sink and drainer, four ring burner with extractor hood. Built in eye level double oven and microwave, dishwasher and fridge freezer space for washing machine. Window to the front aspect and ample space for a breakfast table.

WC

A modern two piece suite comprising; low level WC and pedestal sink. Window to front aspect and door to airing cupboard.

Landing

Stairs down to the the living room and up to the bedrooms.

Bedroom One

A large double bedroom with a window to the front aspect with great Estuary views. Built in double wardrobe and door to the en-suite.

En-suite

A modern en-suite fitted with a three piece suite comprising; shower, vanity style sink with storage under and low level WC. Half tiled walls and chrome heated towel rail.

Bedroom Three

A spacious bedroom flooded with light from a Velux window.

Landing

A vaulted ceiling with stairs leading down to the kitchen level and up to bedroom two, family bathroom and storage cupboard.

Bedroom Two

A large double bedroom with windows to the front aspect and a range of mirror fronted built in wardrobes.

Family bathroom

Three piece suite comprising; paneled bath with shower over and glass screen, fitted low level wc with surround and vanity sink with storage under. Velux window.

Garage

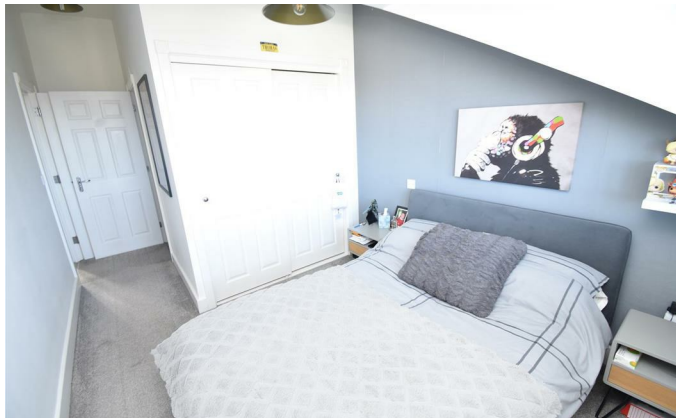
An integral single garage with up and over door, light and electric. An internal door provides access to the entrance hall. Driveway parking for two.

Garden

A beautifully landscaped garden with a large terrace, decorative gravel and matured borders. Stairs to the side give access to the front of the property.





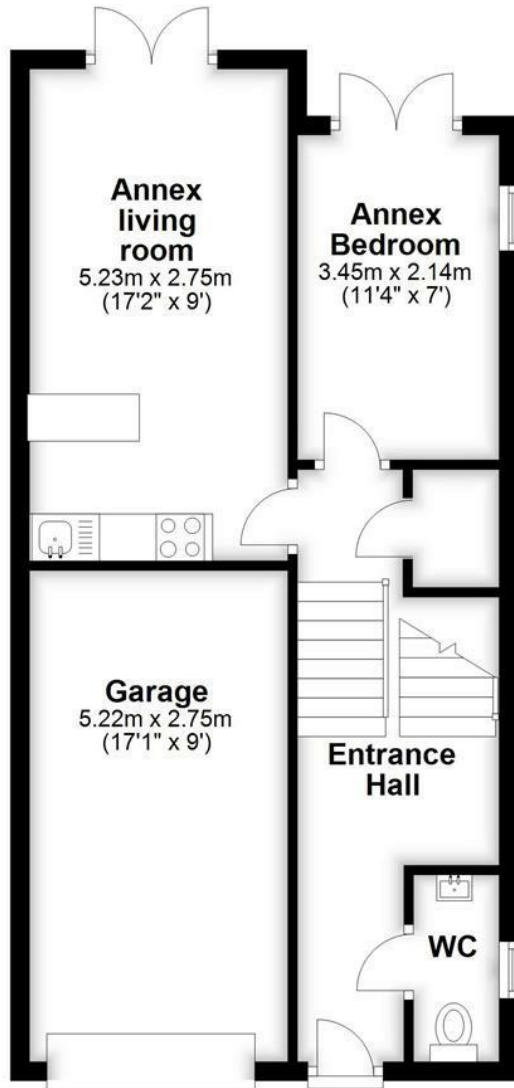


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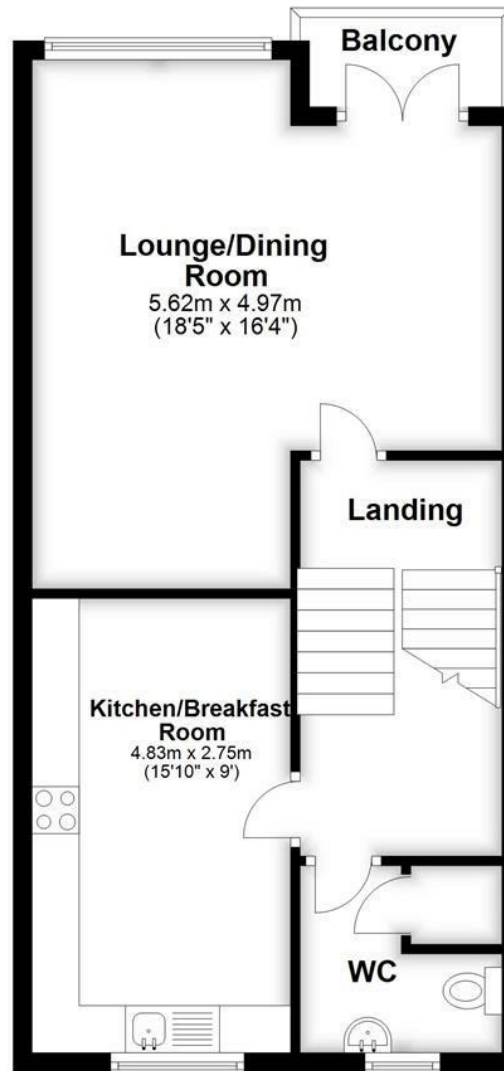
Ground Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



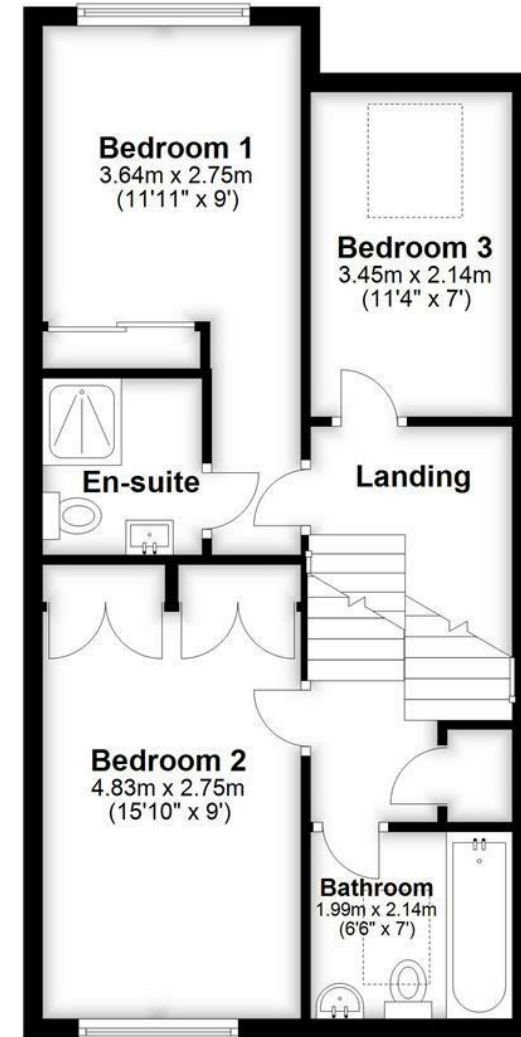
First Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



Second Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



Total area: approx. 153.1 sq. metres (1647.7 sq. feet)

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