



12 MERLIN PARK,
PORTISHEAD, BS20 8RN

GOODMAN
& LILLEY







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PORTISHEAD BS20 8RN

GUIDE PRICE

£430,000

A beautifully presented extended three bedroom detached family home positioned within a highly desirable residential area on Portishead's hillside.

Situated in the sought after Merlin Park area, this delightful property is ideally located due to its short distance to both High Down Junior & Infant Schools, the play park and open fields at the bottom of the development. The property has undergone a transformation of improvement in recent years to create a modern living space, refitted kitchen/diner and family bathroom.

Tenure: Freehold.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected.

In brief, the property comprises; entrance hall, impressive living room which seamless interconnects with the stunning kitchen/diner providing the perfect space for modern day family life, a utility room and cloakroom complete the ground floor. To the first floor are three good sized bedrooms and a family bathroom. Externally, the property benefits from an enclosed southerly facing rear garden which provides a good degree of privacy. Predominantly laid to lawn with two patio seating areas providing the ideal places to sit back and entertain family and friends. A driveway to the front of the property provides off-street parking for a couple of vehicles leading to the front of the home and to the garage.

Goodman & Lilley anticipate a good degree of interest due to its condition, location and the extended accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Accommodation comprising

Entrance Hall

Secure part-glazed front door opening to the entrance hall, uPVC double glazed window to side aspect, door to:

Lounge

A wonderful bright and airy room with uPVC double glazed window to front, coal effect gas fireplace set in granite surround and timber mantle over, two double panel radiators, TV & telephone points, door to stairs rising to first floor landing. Glazed bifold doors open into the kitchen/diner.

Kitchen/Diner

A beautiful, open-plan living space which really is the 'hub of the home', seamlessly interconnecting with the living space creating a wonderful family space. Fitted with a matching range of modern grey fronted base and eye-level units with drawers and worktop space over incorporating a breakfast bar peninsula, upstands, inset ceramic sink unit with single drainer and stainless steel swan neck mixer tap, integrated fridge, freezer and dishwasher, fitted eye-level electric fan assisted oven, built-in four

ring induction hob with built-in microwave above, uPVC double glazed window to rear, impressive vaulted ceiling provides a wonderful feeling of space with three double glazed Velux windows flooding the room with natural light, panel radiator, secure uPVC double French doors to garden, Door to the utility room.

Utility Room

With worktop space over, plumbing for washing machine, space for tumble dryer, wall mounted gas fired combination serving domestic hot water system and central heating system, secure uPVC double glazed door to side aspect, door to:

Cloakroom

Fitted with two piece modern white suite comprising; low-level WC, pedestal wash hand basin with cupboards under, extractor fan.

First Floor Landing

A generous landing providing a good circulation space with doors opening to all bedrooms and family bathroom, storage cupboard, uPVC double glazed window to side, cupboard with additional shelving, panel radiator, access to roof space via loft hatch.

Master Bedroom

uPVC double glazed window to rear, fitted with a range of wardrobes with full-length mirrored sliding doors, further fitted double wardrobes with full-length mirrored folding door, panel radiator.

Bedroom Two

uPVC double glazed window to front, panel radiator.

Bedroom Three

uPVC double glazed window to front, panel radiator.

Family Bathroom

Fitted with three piece modern white suite comprising; low-level WC, walk-in double shower, wash hand basin in vanity unit with cupboards under, mixer tap and full height tiling to all walls, chrome heated towel rail, extractor fan, uPVC opaque double glazed window to rear.

Garden

The rear garden is of a good size with a expansive patio seating area adjoining the rear elevation of the property providing the perfect entertaining space whilst taking full advantage of the sun due its highly favoured south facing orientation. The remainder of the garden is laid to lawn and flanked by mature planted borders and enclosed by panelled fencing. A further patio seating area resides to the top of the garden. Secure gated side access leads to the front of the property.

Garage & Driveway

Tarmac and gravelled driveway provide off-street parking for a couple of vehicles leading to the front of the home and garage, accessed via an up and over door with power and light connected.



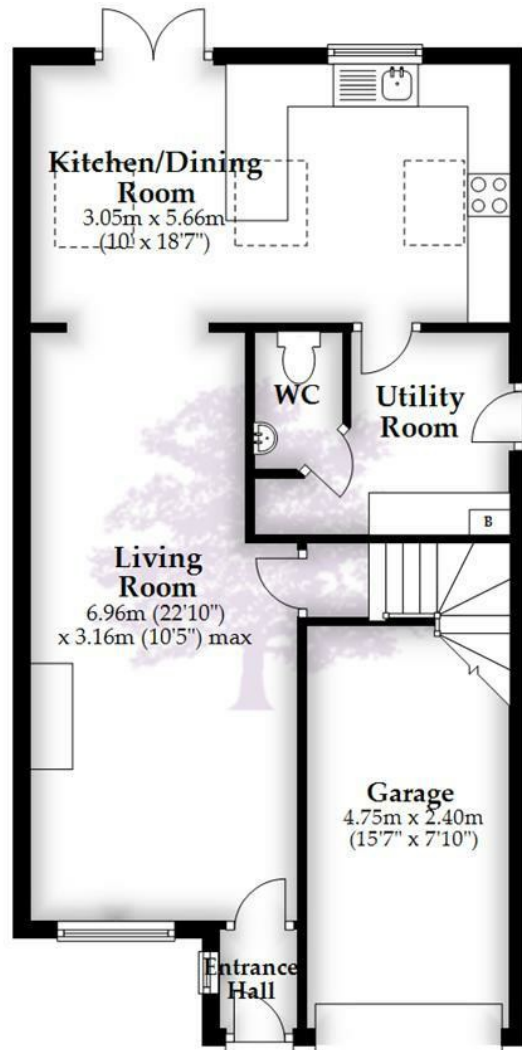
- Detached Family Home
- Southerly Facing Garden
- Popular Residential Development
- Three Bedrooms
- Garage & Driveway
- 1084 SQ FT
- Extended Accommodation
- Extended Kitchen/Dining Room
- No Onward Chain





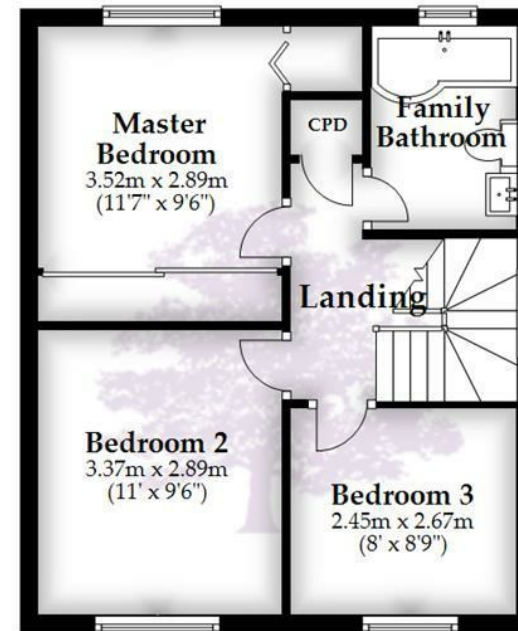
Ground Floor

Approx. 61.6 sq. metres (663.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 100.7 sq. metres (1084.3 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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