



20 WAGTAIL CRESCENT,
PORTISHEAD, BS20 7PY

GOODMAN
& LILLEY







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ASKING PRICE

£539,950

Situated in a prime position, this spacious and beautifully maintained four-bedroom detached townhouse offers the perfect blend of space, style, and convenience — an ideal choice for modern family living.

Approaching 1,500 sq. ft, the property is set within the vibrant Village Quarter, offering easy access to local amenities including shops, cafes, leisure facilities, and the highly regarded Trinity Primary School. With Portishead Marina just a short stroll away and excellent transport links nearby, including swift access to the M5 motorway and Bristol City Centre, this location truly ticks every box for families and professionals alike.

Internally, the accommodation is arranged over three well-planned levels. The ground floor comprises a welcoming entrance hall, a cloakroom/WC, a beautiful re-fitted open-plan kitchen/dining room ideal for entertaining, and a bright and airy living room. On the first floor are three good-sized bedrooms and a family bathroom, while the top floor is dedicated to a generous master suite complete with a dressing area and stylish en-suite shower room.

The rear garden has been landscaped for low maintenance, featuring quality artificial lawn and a patio seating — perfect for relaxing or outdoor dining. A single garage is located beneath a coachhouse next to the property and accessed from a pathway to the side. In addition, a gravelled area could also be used as parking if desired (STP).

On entering the property, you are welcomed into a spacious entrance hall that provides access to the cloakroom, living room, and kitchen/dining room. The living room enjoys a pleasant dual aspect, offering plenty of natural light, and is tastefully presented to a high standard — a comfortable and inviting space for relaxation. The kitchen/dining room truly forms the hub of the home. Generously proportioned, there is ample space for a family dining table and even additional lounge furniture, if desired. The kitchen has been thoughtfully re-fitted with contemporary grey-toned wall, base, and drawer units, complemented by sleek white quartz work surfaces and a central island. Integrated appliances include a washing machine, dishwasher, and electric fan-assisted oven. A useful pantry cupboard provides valuable additional storage, making this a highly functional and stylish space for family life and entertaining. Large windows and French doors open directly onto the rear garden, allowing for a seamless indoor-outdoor connection and filling the room with natural light throughout the day.

As you ascend the staircase from the entrance hall, you arrive on a light-filled first floor landing, thanks to a front aspect -facing window that allows natural light to flow through the space. From here, you have access to three well-proportioned double bedrooms, each offering flexibility for use as children's rooms, guest accommodation, or even a home office. Serving this floor is a generously sized family bathroom, offering plenty of space for busy mornings or relaxed evening routines. The Bathroom is fitted with a modern white suite

comprising a panelled bath with shower over, a wash basin, and a low-level WC.

As you ascend to the second floor, you are welcomed into the impressive master bedroom suite — a standout feature of the home. Accessed via two doors, this expansive space offers excellent versatility and, due to its generous proportions, even presents the potential to reconfigure the layout to create a fifth bedroom or home office, if desired.

The suite begins with a dedicated dressing area, complete with a range of built-in wardrobes and windows overlooking the front aspect, providing both functionality and natural light. This leads through to the spacious main bedroom area, a peaceful retreat tucked away from the rest of the house.

From the dressing area, a door opens into the luxurious en-suite bathroom, beautifully appointed with a high-spec four-piece suite. The space includes a large walk-in shower enclosure with a ceiling-mounted drench shower, a deep panelled bath perfect for unwinding, and a contemporary vanity unit with twin wash hand basins, all set within matching cabinetry for a sleek, cohesive look. Finished to an exceptional standard, this en-suite delivers both style and comfort, making it a true sanctuary within the home.

Outside

The rear garden has been thoughtfully landscaped for low-maintenance living, featuring a level

artificial lawn that remains green year-round and is perfect for families or those seeking ease of upkeep. A generous decked creates an ideal space for outdoor dining, entertaining, or simply relaxing during the warmer months. A rear gate provides convenient access to the driveway and the garage, adding to the overall practicality of this well-designed outdoor space.

Garage & Parking

The garage and driveway are situated to the rear of the property, positioned beneath a coach house and accessed via a traditional up-and-over door. In front of the garage, there is a dedicated parking space, providing convenient off-street parking. Additionally, a gravelled area adjacent to the driveway offers the potential to create a second parking space, subject to minor alterations — ideal for households with multiple vehicles or visitors. The property features an EV charging point.

Location

The location is a highly sought-after choice for family buyers, offering a perfect balance of convenience and lifestyle. Situated close to the nature reserve and the highly regarded Trinity Primary School, it's an ideal setting for those seeking outdoor space and excellent local education. Just a short walk away, the vibrant Marina offers a range of amenities including a mini Co-op, cafés, bars, and restaurants — perfect for relaxed weekends or evening socialising.

Looking ahead, the future is even brighter with the long-awaited Portishead trainline now approved

and expected to be completed in the coming years. Once operational, it will provide direct rail links into Bristol, significantly enhancing commuter options and further adding to the area's appeal.

Agents Notes

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

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley 01275 430440



- Detached Family Home
- Stylish Kitchen/Dining Room
- Impeccably Presented Throughout

- Four Double Bedrooms
- In Excess Of 1500 SQ.FT
- Close To The Nature Reserve

- Quality En-Suite
- Garage & Parking (EV Charging Point)
- Viewing Highly Advised



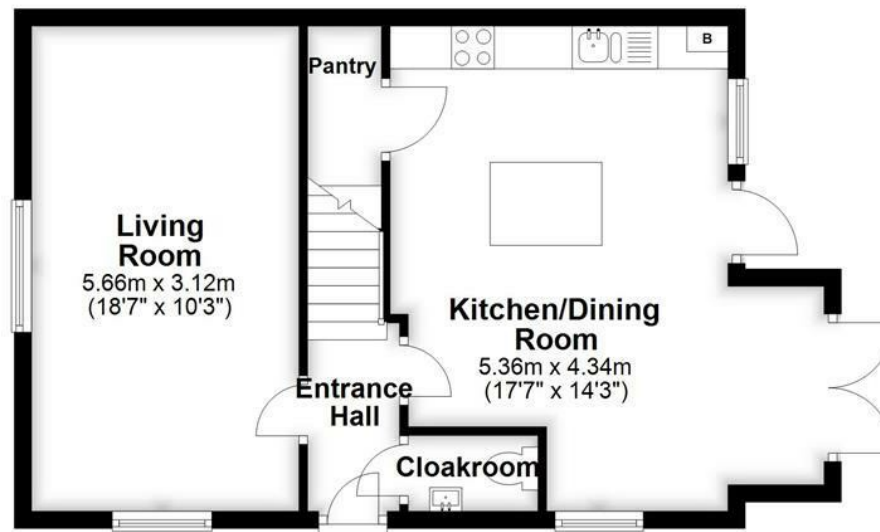


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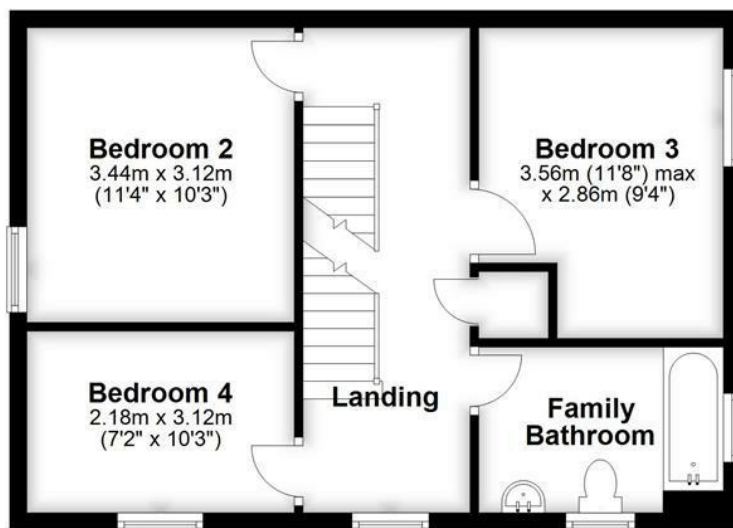
Ground Floor

Approx. 51.6 sq. metres (555.9 sq. feet)



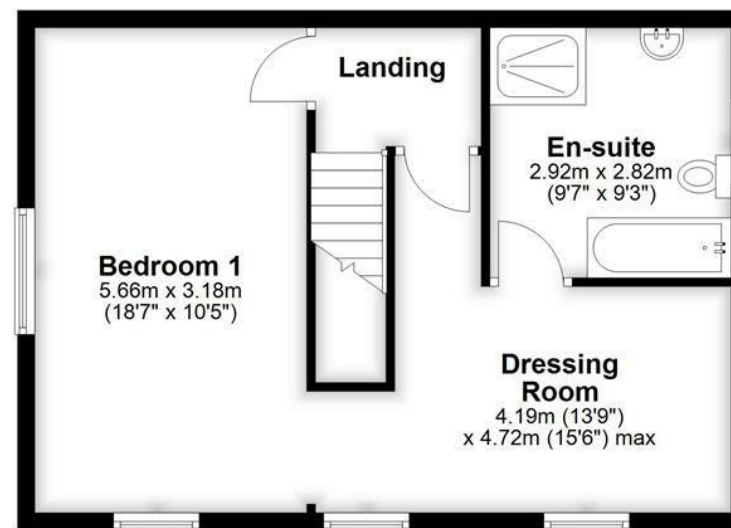
First Floor

Approx. 46.1 sq. metres (495.7 sq. feet)



Second Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



Total area: approx. 143.4 sq. metres (1543.9 sq. feet)

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