



24 FITZROY CIRCUS, PORTISHEAD, BS20 7GR



# FITZROY CIRCUS

, BS20 7GR

- Extended Townhouse
- Beautiful Open-Plan Living
- Overlooking The Green
- Double Garage
- Four Bedrooms
- Log Burner in Living Area
- Enclosed Rear Garden
- Prime Village Quarter Location

Upon entering the property, a welcoming entrance hall provides access to a convenient ground-floor WC, with stairs rising to the upper floors. The hallway leads directly into the spacious kitchen/dining room, which in turn provides access to an additional reception room. This charming and comfortable space offers an ideal place to relax and unwind, whilst also lending itself perfectly to use as a cosy television room, children's playroom or additional sitting room.

The heart of the home is undoubtedly the generous kitchen/dining room, a wonderfully sociable space suited to both everyday family life and entertaining. Beautifully appointed with a comprehensive range of white fitted wall and base units, contrasting dark worktops and contemporary tiled flooring, the kitchen offers excellent storage and preparation space. Integrated cooking appliances and a practical arrangement of work surfaces make this an attractive and functional room, while the substantial central island provides additional workspace and informal seating, perfect for casual dining or gathering with family and friends.

Positioned to the rear of the property, the impressive living room is a particular highlight, offering a beautifully presented and inviting space in which to relax or entertain. The room enjoys an abundance of natural light, enhanced by overhead rooflights and glazed doors overlooking the rear garden. Attractive wood-effect flooring complements the contemporary décor, while a stylish wood-burning stove creates a striking focal point and adds a cosy atmosphere during the colder months. Glazed doors open directly onto the garden, creating a lovely connection between the indoor and outdoor living spaces.

Ascending to the first floor, the landing provides access to two well-proportioned bedrooms, a separate study and a modern shower room. Both bedrooms are bright and comfortable, offering flexibility for family members or visiting guests, with ample space for bedroom furnishings. The separate study provides a dedicated space for those working from home or requiring a quiet area for studying. Completing the first-floor accommodation is a stylish shower room, fitted with a contemporary suite comprising a glazed shower enclosure, wash basin and WC.

The second floor is home to the generous principal bedroom, a beautifully presented retreat offering a peaceful space away from the main living accommodation. The room benefits from excellent natural light, while the elegant panelled feature wall adds warmth and character. There is ample space for a double bed and accompanying furniture, creating a comfortable and relaxing environment. A further well-proportioned double bedroom is also situated on this floor, providing additional flexibility for family members or guests.

Completing the second-floor accommodation is the family bathroom, fitted with a white suite comprising a panelled bath with shower over and glazed screen, pedestal wash basin and WC. Complementary wall tiling and natural light create a bright and practical space, well suited to everyday family life.







### GARDEN

The property further benefits from a north-westerly facing rear garden, providing a lovely outdoor space for relaxation, entertaining and family enjoyment. Accessed directly through bi-fold doors from the spacious open-plan ground-floor living accommodation, the garden creates a seamless connection between indoor and outdoor living, allowing natural light to flow into the home. This arrangement is particularly well suited to modern family life, offering an ideal setting for summer gatherings, al fresco dining and enjoying the warmer months with family and friends.

### DOUBLE GARAGE

The property also benefits from a double garage, conveniently accessed via a gate at the rear of the garden.

### LOCATION

The Village Quarter is one of Portishead's most sought-after residential areas, offering an excellent combination of community living and convenience. Residents benefit from a variety of local shops, cafés and restaurants, together with easy access to the picturesque marina, coastal walks and attractive green spaces. With well-regarded schools nearby, the area is particularly popular with families and professionals alike.

Portishead is also set to benefit from the planned reopening of its passenger railway line as part of the MetroWest Phase 1 project, providing a direct connection to Bristol Temple Meads via Pill. With services currently anticipated around 2028, the project promises to further enhance the town's connectivity and appeal.

### MATERIAL INFORMATION

Tenure: Freehold

Services: Mains gas, electricity, water, and drainage

Council Tax Band: D

Local Authority: North Somerset Council

EPC Rating: C

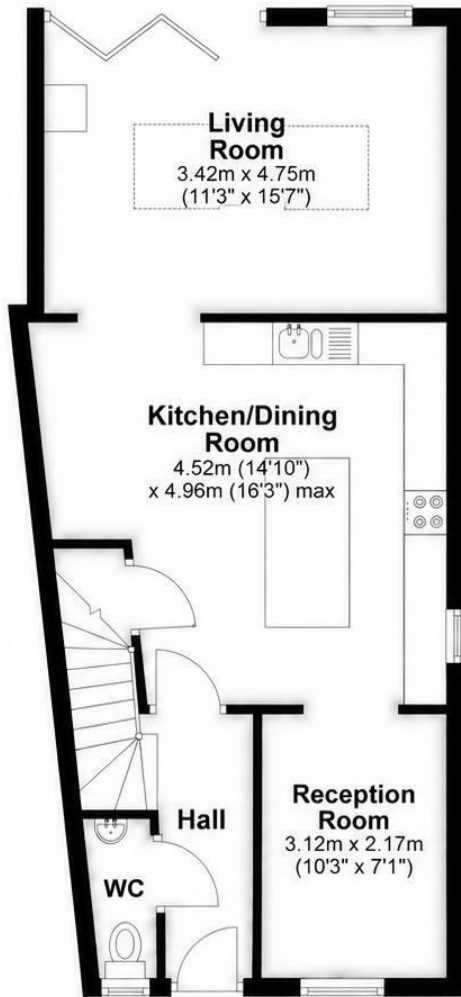




BS20 7GR

**Ground Floor**

Approx. 52.9 sq. metres (569.3 sq. feet)

**First Floor**

Approx. 36.2 sq. metres (389.2 sq. feet)

**Second Floor**

Approx. 36.9 sq. metres (397.4 sq. feet)



Total area: approx. 126.0 sq. metres (1355.8 sq. feet)

**AT A GLANCE**

TOTAL SQUARE FOOTAGE: 1355.80 SQ FT

COUNCIL TAX BAND: D

RECEPTION ROOMS: 2

BEDROOMS: 4

BATHROOMS: 3

TENURE: FREEHOLD





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