



46 BADGER RISE, PORTISHEAD BS20 8AX

Approached via a driveway providing off-road parking for two vehicles, this well-maintained bungalow enjoys attractive kerb appeal and level access throughout.

Upon entering, you are welcomed into an entrance porch which leads through to a bright and spacious living room. Positioned at the front of the property, this inviting reception space benefits from a large window that fills the room with natural light and provides ample space for both seating and dining. The adjoining kitchen is fitted with a range of matching wall and base units complemented by generous work surface space, incorporating an inset stainless steel sink, a built-in electric oven with four-ring gas hob and extractor hood over. There is also space for a fridge and washing machine, while a front-facing window and practical vinyl flooring complete this well-appointed room.

To the rear of the living room, an inner hallway, benefiting from a useful built-in airing cupboard, provides access to both bedrooms, the family bathroom and the rear garden. The principal bedroom is a generous double overlooking the garden, featuring fitted wardrobes that provide excellent built-in storage. Adjacent is the second bedroom, a versatile room equally suited as a guest bedroom, home office or dining room, with sliding patio doors opening directly onto the rear garden to create a seamless connection between the indoor and outdoor living spaces.

Completing the accommodation is a well-appointed family bathroom, fitted with a contemporary white suite comprising a panelled bath with independent power shower over, wash basin and WC. Finished with practical vinyl flooring, the room is both stylish and functional, serving both bedrooms with ease and completing this thoughtfully arranged bungalow.

Suited to a variety of purchasers, including those looking to downsize, the flexible accommodation can easily be adapted to suit individual lifestyles while comfortably accommodating visiting family and friends.

GARDEN

To the rear, the property enjoys a beautifully maintained, westerly-facing garden offering a high degree of privacy, enclosed by mature planted borders and panelled fencing. Predominantly laid to lawn, the garden is complemented by a generous patio extending across the rear elevation, creating an ideal space for outdoor dining, entertaining or simply relaxing while enjoying the afternoon and evening sun. An outside cold water tap adds further practicality.

DRIVEWAY & PARKING

The property further benefits from a driveway, providing off-street parking for two vehicles leading with pathway flanked either side by stone chippings leading to the front of the home.

LOCATION

Occupying a desirable position within a peaceful cul-de-sac within the highly regarded Badger Rise development, this attractive home enjoys a quiet and private setting. Ideally located, it is within easy reach of Portishead's bustling High Street and picturesque Marina, where a wide selection of cafés, restaurants, independent shops, supermarkets and leisure facilities can be found. The surrounding area also offers scenic coastal walks, nearby parks and excellent transport links, making this an ideal location for those seeking a balance of tranquillity, convenience and lifestyle.

AGENT 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: C

EPC Rating: C

Services: All mains services connected.

Newly fitted wall mounted gas fired combination boiler serving heating system and domestic hot water,

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



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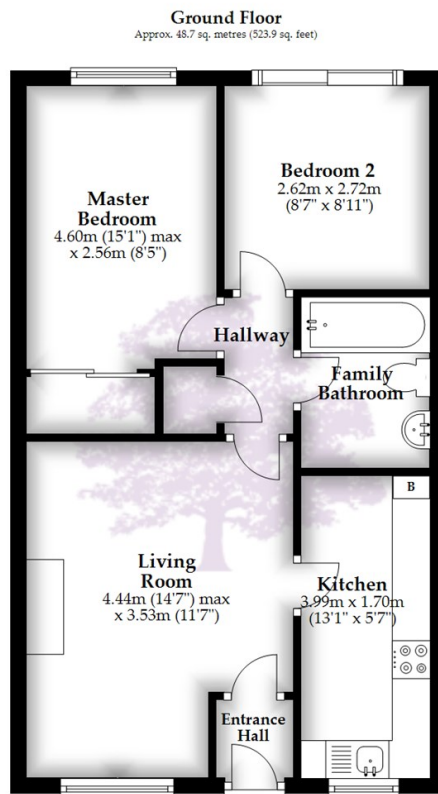
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Total area: approx. 48.7 sq. metres (523.9 sq. feet)

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.



- Terraced Bungalow
- Westerly Facing Garden
- Driveway For Two Vehicles
- Two Bedrooms
- No Onward Chain
- Cul-De-Sac Location

Opening hours vary slightly in each office
Mon to Fri 9am-6pm Sat 9am-4pm

