



55 KINGFISHER ROAD,
PORTISHEAD, BS20 7NF

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 7NF

GUIDE PRICE
£560,000

A substantial and beautifully arranged four-bedroom townhouse offering versatile accommodation across three floors, extending to approximately 1,763 sq. ft. This impressive home combines spacious modern living with a highly practical layout, perfectly suited to growing families, professional couples, or those seeking flexible work-from-home space.

The ground floor is centred around a superb open-plan kitchen/dining/sitting room measuring almost 29ft in length, creating a wonderful heart of the home ideal for both everyday living and entertaining. Beautifully designed for modern living, the contemporary kitchen features stylish navy shaker-style cabinetry, marble-effect work surfaces, brushed brass fittings, integrated appliances, and a generous breakfast bar providing additional seating and informal dining space.

The generous proportions allow for clearly defined cooking, dining, and relaxation areas, with the dining space comfortably accommodating a large table and benefiting from direct access to the garden through double glazed doors, creating an excellent indoor-outdoor flow. A cosy sitting area adds further versatility, while elegant décor and attractive flooring complete this impressive living space. The ground floor further benefits from a welcoming entrance hall, convenient downstairs WC, and integral garage.

Arranged across the first floor is an impressive living room, beautifully presented with elegant décor and generous proportions, creating a superb additional reception space ideal for both relaxing and entertaining. French doors open onto a Juliet balcony, allowing excellent natural light to fill the room while offering pleasant views across the surrounding greenery.

Also on this floor are two well-proportioned double bedrooms, both thoughtfully styled and offering versatile accommodation suitable for family living, guests, or home working. The contemporary family shower room has been finished to a high standard, featuring modern fittings, stylish tiling, and a large walk-in shower. All rooms are accessed from a central landing, enhancing the excellent flow and practicality of the accommodation.

The second floor is dedicated to an impressive principal bedroom suite, creating a peaceful and private retreat away from the main living accommodation. The spacious bedroom enjoys excellent natural light from dual windows and is beautifully presented with stylish décor, ample space for freestanding furniture, and fitted storage potential. Complementing the room is a contemporary en-suite shower room, finished with striking dark marble-effect tiling, modern fittings, and a large walk-in shower.

Also on this floor is a further generous double bedroom, ideal for family members, guests, or home working, together with an additional bathroom featuring a modern suite and attractive tiled detailing. The well-balanced accommodation offers excellent versatility for modern family living.

Garden

Externally, the property enjoys a beautifully maintained private rear garden, thoughtfully designed to create a superb outdoor entertaining space. A generous decked seating area with pergola provides the perfect setting for al fresco dining and relaxation, while a covered entertaining area adjacent to the house offers additional sheltered seating for year-round enjoyment. The garden is further enhanced by an impressive hot tub area, attractive planted borders, and a level lawn, creating a wonderful balance of practicality and leisure.

Garage & Driveway

The property also benefits from an integral garage and additional parking, while the accommodation throughout has been carefully designed to maximise both space and functionality, with excellent storage options across all three floors.

Location

Situated within the highly regarded Village Quarter, one of Portishead's most popular residential developments, the property enjoys an enviable position close to the nature reserve, Marina, and bustling High Street. The area offers an excellent range of independent shops, cafés, bars, restaurants, and a Waitrose supermarket, all contributing to its strong lifestyle appeal. Residents also benefit from a wide variety of leisure amenities, including sailing facilities at the marina and yacht club, the open-air lido, scenic coastal walks, and numerous parks and green spaces throughout North Somerset.

The area is set to benefit further from the proposed reopening of the Portishead to Bristol railway line, providing a direct service to Bristol Temple Meads and enhancing its appeal for commuters. Combined with convenient access to the M5 motorway and surrounding transport links, the Village Quarter offers an outstanding blend of coastal living, connectivity, and everyday convenience.

Agent Notes

Local Authority: North Somerset Council

Council Tax Band: E

Tenure: Freehold

Services: All mains services connected – gas, electricity, water and drainage

Broadband: Superfast and Ultrafast broadband available (up to c. 80 Mbps standard fibre, with higher speeds available subject to provider)

Mobile Coverage: Good coverage from major networks (subject to provider)

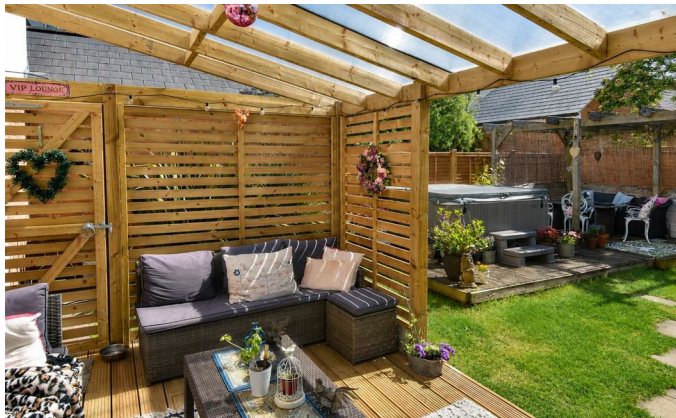
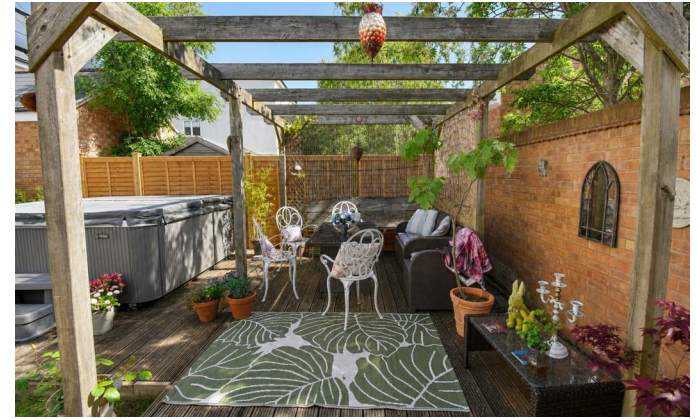


- Semi-Detached Family Home
- Separate Living Room Upstairs
- Enclosed Rear Garden

- Four Double Bedrooms
- Master Bedroom with Ensuite
- Garage & Parking Space

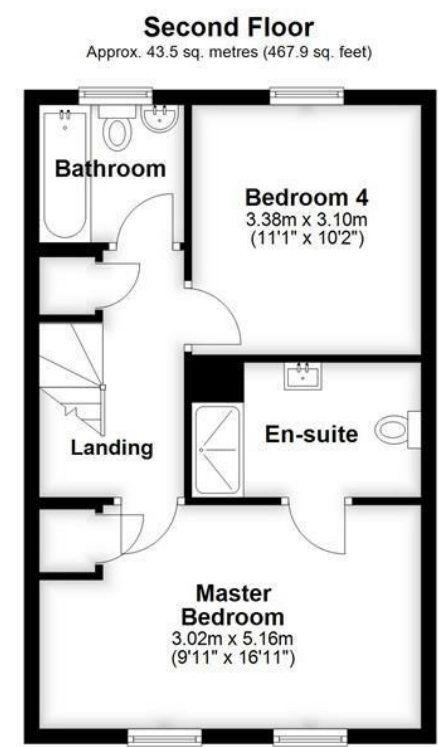
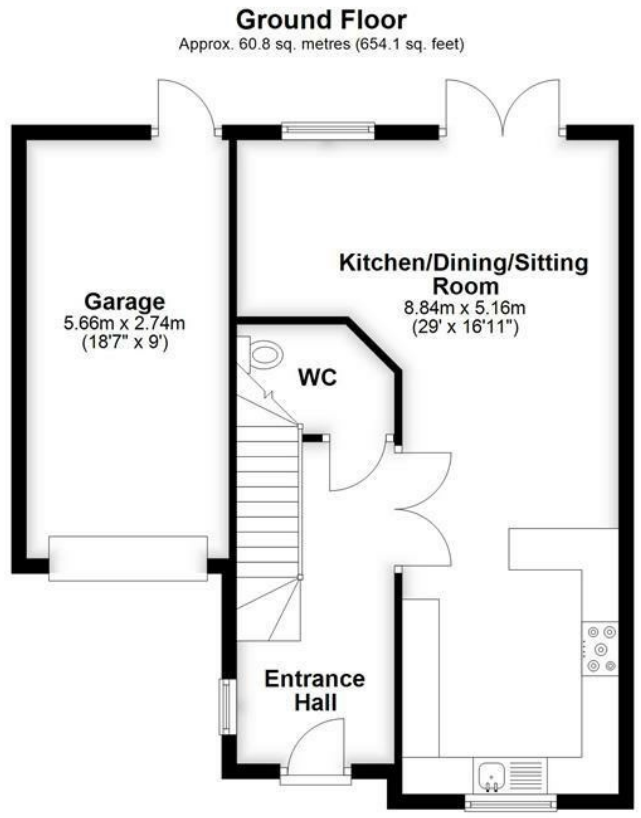
- Open Plan Living
- Approx. 1,763 Sq. Ft
- Prime Village Quarter Location





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Total area: approx. 163.8 sq. metres (1763.2 sq. feet)

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