



4 PENNANT PLACE, PORTISHEAD, BS20 7AA

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Arranged over three well-planned floors, this substantial four-bedroom family home offers beautifully proportioned accommodation throughout, providing an excellent balance of living, entertaining and bedroom space. The layout is particularly well suited to modern family life, with the main living accommodation positioned across the upper floors and the kitchen/dining space creating a natural hub to the ground floor.

A welcoming entrance hallway immediately gives a sense of the space on offer and provides access to the principal rooms on the ground floor. There is a useful downstairs cloakroom, ideal for family and guests, together with access into the impressive re-fitted open-plan kitchen/diner. The kitchen/diner is a particularly attractive feature of the home and provides a generous and sociable space in which to cook, dine and entertain. The kitchen is presented in excellent order and is fitted with an extensive range of wall and base units, providing plenty of storage and preparation space. Integrated appliances include a dishwasher, fridge/freezer and electric oven with gas hob, together with an integrated washing machine. There is ample room for a sizeable dining table, making this a wonderfully versatile room for both relaxed family breakfasts and larger gatherings with friends. The room enjoys an excellent connection with the garden, with double-glazed patio doors opening directly onto the rear garden. This allows the garden to become a natural extension of the living space during the warmer months and also ensures the kitchen/diner enjoys plenty of natural light. The overall arrangement creates a bright, welcoming and highly usable area that is likely to become the heart of the home.

Moving to the first floor, the accommodation becomes particularly impressive, with an exceptionally generous lounge providing a superb principal reception room. Measuring approximately 15'5" x 16'9", this is a room of excellent proportions with ample space for a substantial suite of furniture, making it ideal for relaxing with the family or entertaining guests. The full-height patio doors are a real feature of the room, drawing an abundance of natural light into the space and creating a wonderful sense of openness. They open onto a Juliet balcony, adding an attractive architectural detail and further enhancing the feeling of light and space within the room. The elevated position also gives the room a pleasant outlook and helps distinguish it from more conventional ground-floor reception spaces.

Also positioned on the first floor is bedroom two, which is a generous double bedroom and benefits from its own en-suite shower room. This provides excellent flexibility for the accommodation and would be particularly useful for older children, visiting family or guests who require their own private facilities.

The second floor provides three further bedrooms, making this a genuinely versatile four-bedroom home. The principal bedroom is positioned towards the front of the property and benefits from impressive full-height windows, which flood the room with natural light and create a bright and airy environment. The room also benefits from its own en-suite shower room, providing a good degree of privacy and convenience.

The remaining bedrooms provide flexibility for family members, guests, children or those looking to create a dedicated home office or study space. The second floor is completed by a well-appointed family bathroom and a useful storage/airing cupboard, providing valuable additional storage within the home.

OUTSIDE

The property continues to impress, with a private rear garden providing an excellent area for outdoor seating, entertaining and family use. The garden offers a natural continuation of the living accommodation and is particularly well placed for enjoying the kitchen/dining area during the summer months.

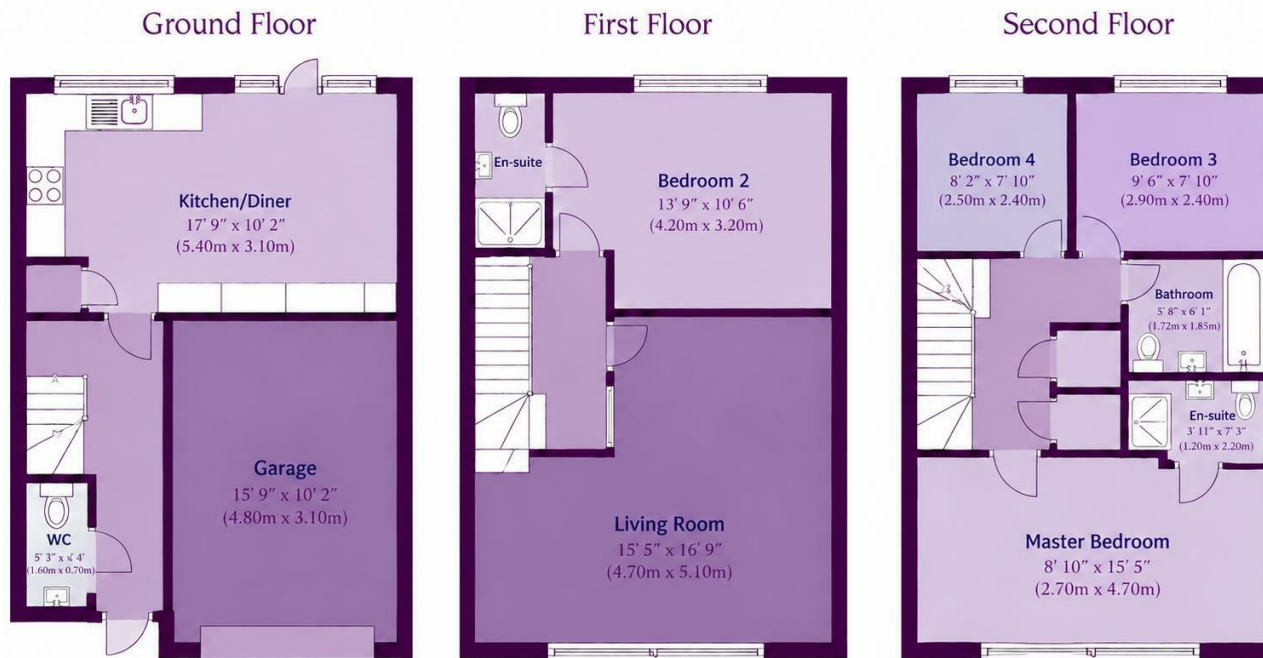
INTEGRAL GARAGE & DRIVEWAY

To the front, the property benefits from an integral single garage, measuring approximately 15'9" x 10'2", providing secure parking and useful additional storage. There is also additional off-road parking, an important benefit in such a convenient and popular location.





FLOORPLAN



APPROXIMATE FLOOR AREA
107 m² | Approx. 1,152 sq ft



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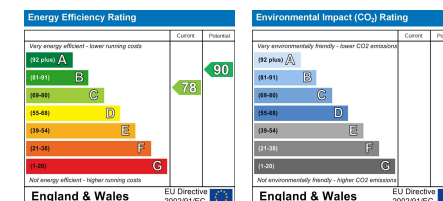
4 Bedrooms
 Tenure - Freehold

2 Reception Rooms
 Total 1152.00 sq ft

3 Bathrooms
 Council tax band - D

- Four-bedroom town house arranged over three floors
- Spacious open-plan kitchen/diner with direct garden access
- Two en-suite shower rooms, plus family bathroom and downstairs cloakroom
- Private rear garden with excellent outdoor entertaining space
- No Onward chain

- Prime location, close to the Marina
- Generous living room with full-height patio doors and Juliet balcony
- Principal bedroom with full-height windows and en-suite
- Integral single garage and additional off-road parking



Opening hours vary slightly in each office
 Mon to Fri - Usually 9am till 6pm
 Saturday 9.00am-4.00pm