



120 KITTIWAKE DRIVE,
PORTISHEAD, BS20 7PN

**GOODMAN
& LILLEY**



A BEAUTIFULLY PRESENTED AND THOUGHTFULLY ARRANGED THREE/FOUR BEDROOM HOME, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION SET OVER THREE FLOORS, IDEALLY SUITED TO MODERN FAMILY LIVING.

Set back from the road and approached via a well-maintained communal green and pathway, the property enjoys a pleasant sense of privacy. On entering, you are welcomed into an inviting entrance hall which provides access to the principal accommodation.

The ground floor offers a well-appointed kitchen/dining room, a comfortable living room and a convenient WC. To the first floor are three further bedrooms alongside a family bathroom, while the top floor is dedicated to an impressive principal suite, complete with an en-suite shower room.

The kitchen, positioned to the front of the property, is a bright and welcoming space enjoying an open outlook over the communal green. Fitted with a range of wood-effect wall and base units, it offers ample storage and worktop space, and is equipped with an integrated oven and hob. There is additional space for freestanding appliances including a fridge/freezer and tumble dryer, along with plumbing for both a washing machine and dishwasher.

To the rear, the living room is a generously proportioned reception space, flooded with natural light and benefitting from patio doors that open directly onto the enclosed rear garden, creating an ideal setting for both everyday living and entertaining.

To the first floor, bedrooms three and four enjoy pleasant views over the greenery to the front, while bedroom two overlooks the rear garden. Bedrooms two and three are both well-proportioned doubles, offering ample space for beds and freestanding furniture. Bedroom four is a versatile room, ideal as a single bedroom, nursery or home office.

The family bathroom completes the first floor accommodation and is fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin and WC.

Occupying the entire top floor is an impressive principal suite, featuring a spacious dual aspect bedroom with plenty of room for freestanding furniture. This floor is further enhanced by an en-suite shower room, fitted with a shower and wash hand basin, creating a private and comfortable retreat.

Garden

The property further benefits from an enclosed rear garden, with gated access leading to the rear where the garage and allocated parking space are conveniently located.

Garage & Driveway

The property further benefits from a garage and driveway, situated beneath a coach house to the rear, providing secure and convenient parking.

Location

Located within the highly desirable Village Quarter, one of Portishead's most sought-after developments, the property is perfectly positioned for access to the nearby nature reserve and the vibrant High Street and Marina. Here, an excellent selection of independent shops, cafés, bars, restaurants and a Waitrose can be found, all contributing to the area's strong lifestyle appeal. Residents can also enjoy a wealth of leisure opportunities, including sailing at the marina and sailing club, the open-air lido, scenic coastal walks and a variety of parks and green spaces across North Somerset.

Looking ahead, the anticipated reopening of the Portishead to Bristol railway line is set to further enhance connectivity, offering a direct link into Bristol Temple Meads and making the area increasingly attractive for commuters. Combined with convenient access to the M5 motorway and excellent road networks, the Village Quarter offers an exceptional balance of coastal living and everyday convenience.

Agent Notes

Local Authority: North Somerset Council

Council Tax Band: D

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
- Large Master Bedroom with Ensuite
- Bright Rear Living Room with Direct Access to Garden
- Garage & Off-Street Parking
- Four Bedrooms
- Approx. 1174 Sq.Ft
- Enclosed Rear Garden
- Popular Village Quarter Location

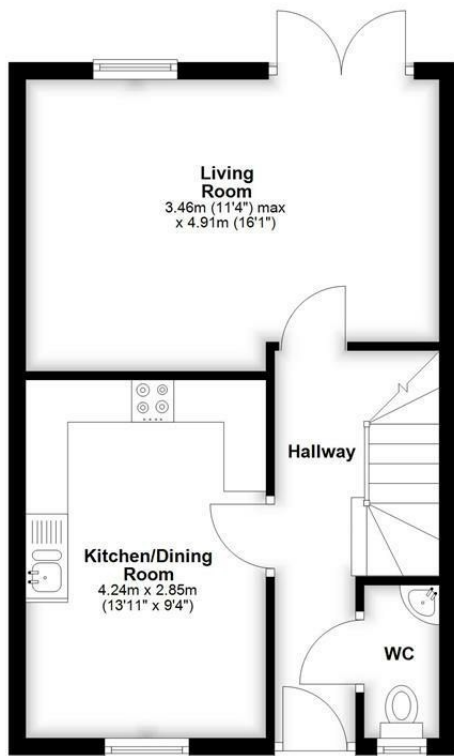


GUIDE PRICE £450,000



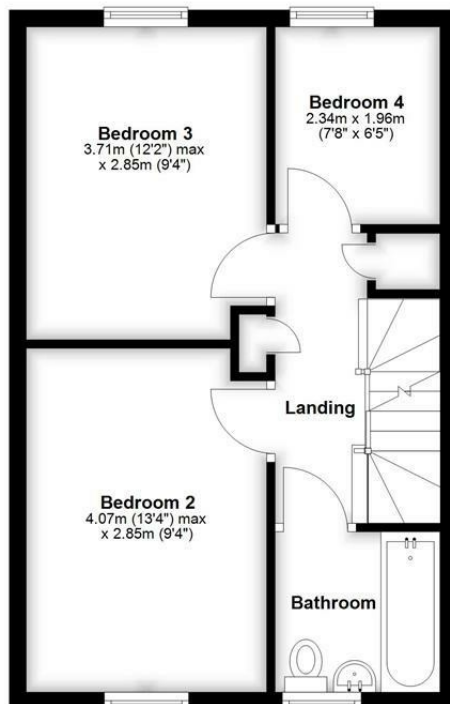
Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



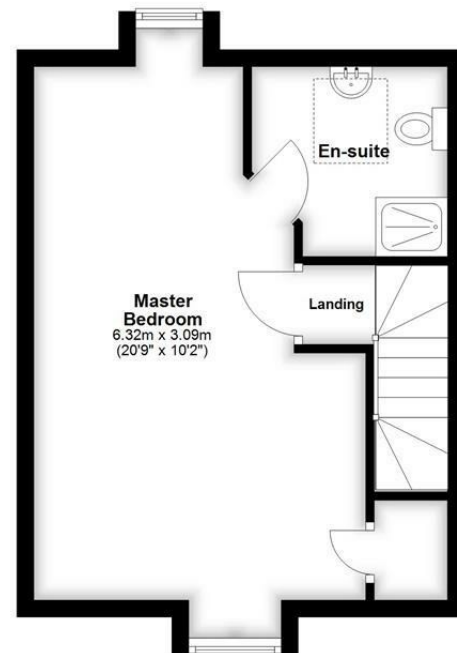
First Floor

Approx. 38.7 sq. metres (416.3 sq. feet)



Second Floor

Approx. 31.9 sq. metres (343.1 sq. feet)



Total area: approx. 108.9 sq. metres (1171.6 sq. feet)

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