



7 KITTIWAKE DRIVE,  
PORTISHEAD, BS20 7PL

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**GOODMAN  
& LILLEY**



SITUATED WITHIN A QUIET AND SOUGHT-AFTER CUL-DE-SAC ON THE FRINGES OF THE POPULAR VILLAGE QUARTER, THIS WELL-PRESENTED THREE-BEDROOM SEMI-DETACHED FAMILY HOME OFFERS SPACIOUS, LIGHT-FILLED ACCOMMODATION IDEALLY SUITED TO MODERN LIVING.

The property is approached via a tarmac driveway providing off-road parking for up to three vehicles and leading to a single garage with up-and-over door, light and power. A neatly presented frontage leads to the main entrance, opening into a welcoming entrance hall with stairs rising to the first floor and access to a convenient cloakroom/WC.

Positioned to the front of the property, the living room is a bright and generously proportioned reception space, benefitting from a desirable southerly aspect and large window allowing for an abundance of natural light. To the rear, the kitchen/diner forms the heart of the home, fitted with a comprehensive range of wall, base and drawer units with ample work surface space. Integrated appliances include a dishwasher, washing machine, electric oven and gas hob with extractor hood over, with additional space for a fridge/freezer. The dining area comfortably accommodates a family table and chairs, with French doors opening into the conservatory.

The conservatory provides a versatile additional reception area, enjoying pleasant views over the rear garden and offering direct access via French doors, making it an ideal space for relaxing or entertaining throughout the year.

To the first floor, the property offers three well-proportioned bedrooms. The principal bedroom benefits from built-in space and a private en-suite shower room, fitted with a three-piece suite. Bedroom two is a comfortable double overlooking the rear garden, while bedroom three offers flexibility as a single bedroom, nursery or home office. These rooms are served by a family bathroom

comprising a three-piece suite with shower over bath.

Externally, the enclosed rear garden is predominantly laid to lawn, complemented by a patio area accessed directly from the conservatory, ideal for al fresco dining. A further patio area to the rear of the garden provides an additional seating space, while established boundaries create a good degree of privacy.

### Agents Notes

Tenure: Freehold

Local Authority: North Somerset Council

Council Tax Band: Band C (to be confirmed by buyer)

Services: All mains services are connected including gas, electricity, water and drainage.

Heating: Gas central heating

Broadband: Superfast broadband is available in the area. Buyers are advised to check with their chosen provider for specific speeds.

Mobile Coverage: We understand mobile coverage is generally good, however this may vary depending on provider.

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- Semi-Detached Family Home
  - Quiet Cul-De-Sac Location
  - Popular Village Quarter Location
  - Garage & Driveway

- Three Bedrooms
- Master En-Suite Shower Room
- Close To The Amenities, Restaurants & Bars
- No Onward Chain

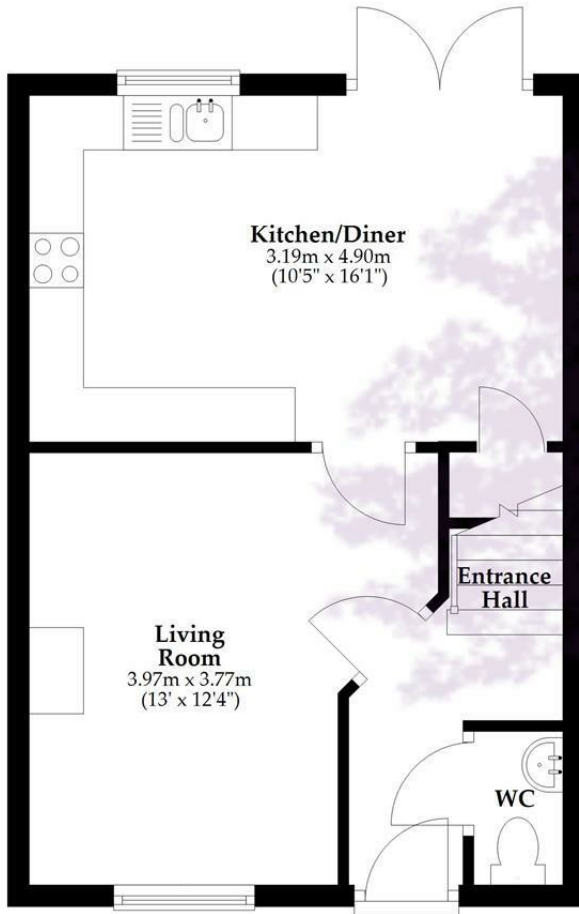


GUIDE PRICE £385,000



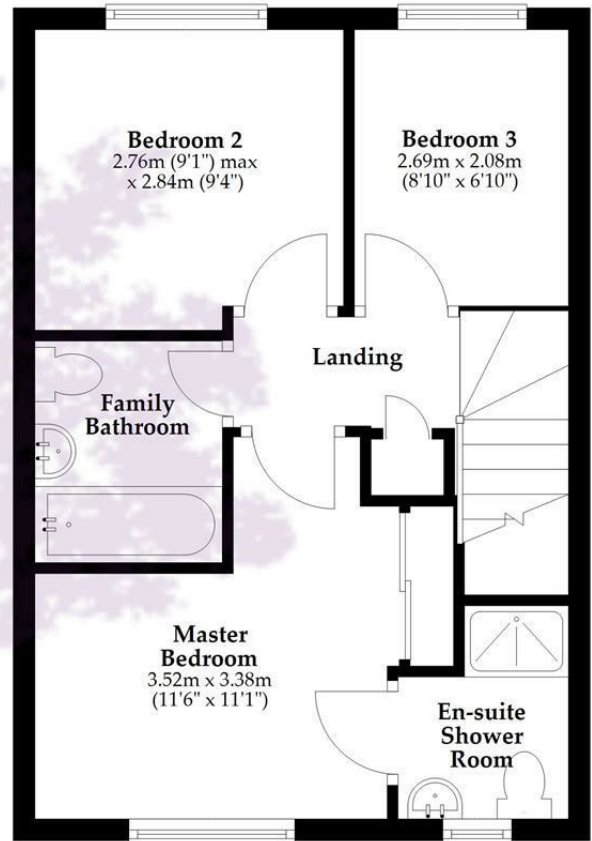
## Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



## First Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 71.9 sq. metres (774.3 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.

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