



20 WREN GARDENS, PORTISHEAD, BS20 7PQ



# 20 WREN GARDENS

## PORTISHEAD BS20 7PQ

- End of Terrace Family Home
- Open-Plan Living
- Master Bedroom with Ensuite & Dressing Room
- Garage & Off Street Parking, EV charging Point
- Air Source Heat Pump
- Three Double Bedrooms
- Accommodation Over Three Floors
- Enclosed Rear Garden
- Prime Village Quarter Location

Offering well-balanced accommodation across three floors, this attractive home has been thoughtfully designed to meet the demands of modern living. Featuring a spacious open-plan living area, three generous double bedrooms and a luxurious principal suite with dressing room and en-suite facilities, the property provides an exceptional blend of style, space and functionality.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to the principal ground floor accommodation. The ground floor features a contemporary open-plan kitchen, living and dining area, together with a convenient cloakroom/WC. The bright and airy living/dining space benefits from direct access to the rear garden through French doors, while the kitchen enjoys a pleasant outlook over the front aspect. Stylishly appointed, the kitchen is fitted with a range of modern wall and base units in a sleek pale grey gloss finish, complemented by elegant grey marble-effect worktops.

Stairs rise to the first floor landing, which provides access to two generously proportioned double bedrooms and the family bathroom. Both bedrooms are of a similar size, with Bedroom Three enjoying views over the rear garden, while Bedroom Two overlooks the front aspect and benefits from French doors opening onto an attractive Juliet balcony, allowing plenty of natural light to flood the room.

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

Occupying the entire second floor is an impressive principal suite, providing a private and spacious retreat. The accommodation comprises a generous double bedroom, complemented by a separate dressing room and a contemporary en-suite shower room. The en-suite is fitted with a modern suite comprising an enclosed shower, wash basin and WC, creating a stylish and practical space to serve the principal bedroom.

### GARDEN

Externally, the property enjoys a fully enclosed rear garden, accessed directly from the living/dining area via French doors, creating a seamless connection between the indoor and outdoor living spaces. Ideal for entertaining and al fresco dining during the warmer months, the garden provides a private and secure environment for families and guests alike. Further benefits include gated side access and a personnel door offering convenient access to the garage.

### GARAGE & PARKING

The property further benefits from a single garage and tandem parking for two vehicles. EV charging Point. The garage has a water and electricity supply and there is a utility area with sink and plumbing for a washing machine.

### LOCATION

The property is situated within the ever-popular Village Quarter in Portishead, a sought-after location well placed for access to the Marina. Portishead Marina offers a vibrant selection of restaurants and bars, while a range of shops, supermarkets, cafés and the amenities of Portishead High Street are also within easy reach.

### AGENT NOTES

Tenure: Freehold

Council Tax Band: D

EPC Rating: B

Local Authority: North Somerset Council

Services: Electric (Air Source Heat Pump), water and drainage connected







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

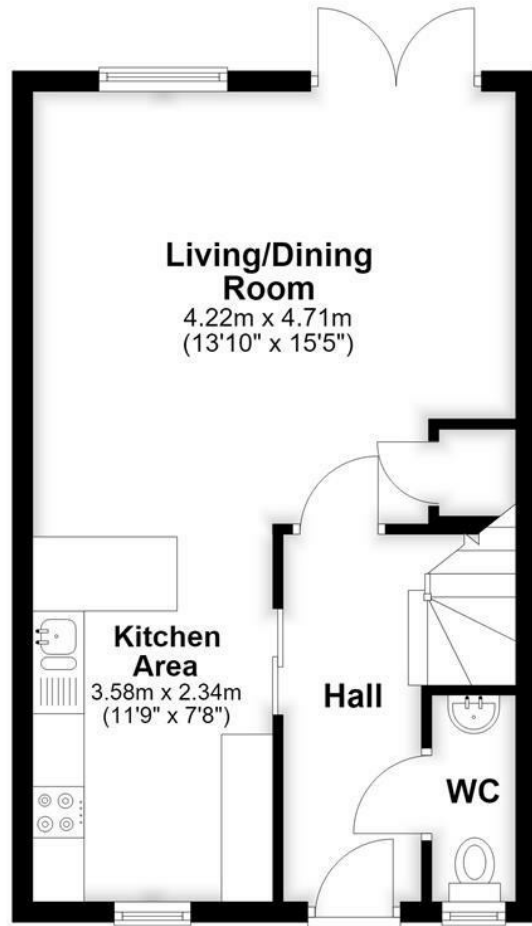


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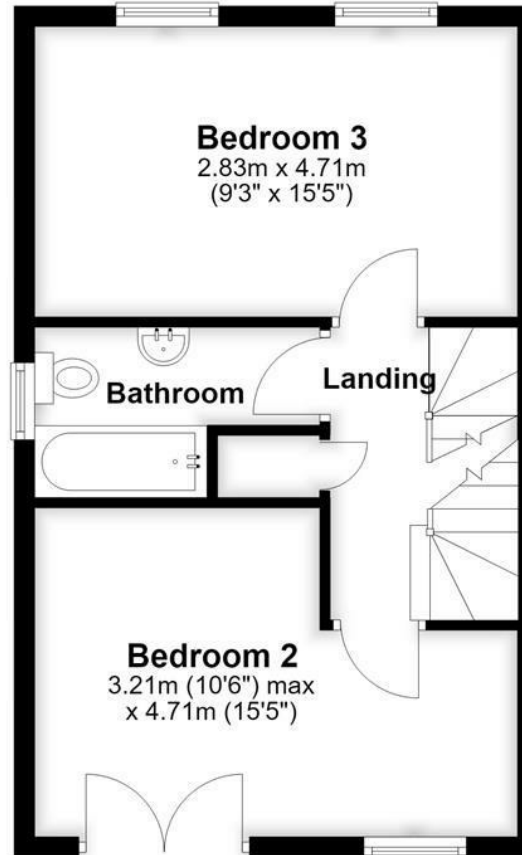
### Ground Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



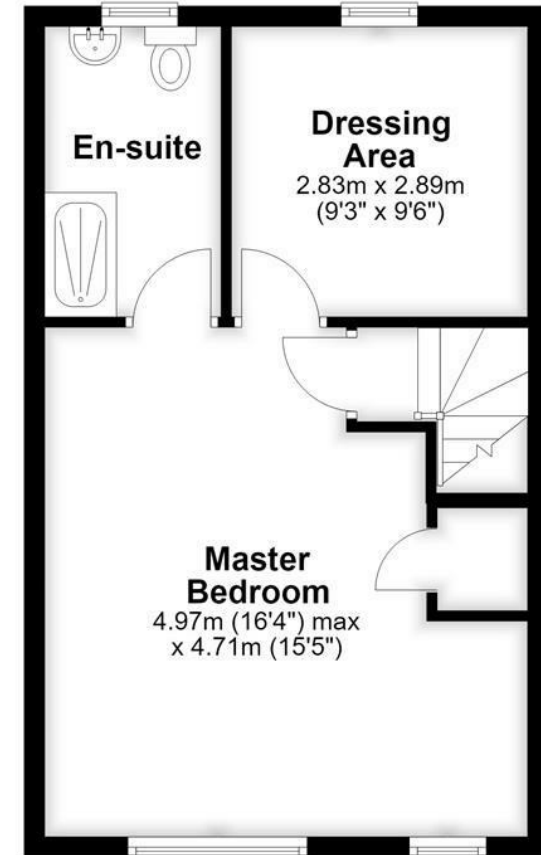
### First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



### Second Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 111.6 sq. metres (1201.3 sq. feet)



# GOODMAN & LILLEY

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