



14 DUNLIN DRIVE,
PORTISHEAD, BS20 7NH

**GOODMAN
& LILLEY**



AN IMPECCABLY PRESENTED FOUR BEDROOM, THREE-STOREY TOWNHOUSE SITUATED IN A FAVOURABLE POSITION OVERLOOKING THE ATTRACTIVE CENTRAL VILLAGE GREEN.

Occupying the entirety of the second floor is an impressive principal suite, creating a peaceful retreat away from the main living accommodation below. The substantial master bedroom offers excellent proportions with ample space for wardrobes and additional furnishings, while the adjoining en-suite shower room enhances the practicality and comfort of this superb upper-floor suite.

Outside

The rear garden has been beautifully landscaped to create a low-maintenance outdoor space, perfect for both relaxing and entertaining. A generous artificial lawn provides year-round greenery with minimal upkeep, while a raised timber decked seating area to the rear offers an ideal spot for al fresco dining and summer gatherings. Fully enclosed by fencing, the garden enjoys a good degree of privacy and a stylish, modern feel throughout. Decorative planting and carefully considered borders add colour and character, making this an attractive and practical extension of the living accommodation.

Garage & Driveway

To the side of the property is a single garage fitted with an up-and-over door, light and power, alongside a private driveway providing off-road parking for two to three vehicles.

Location

Situated within the ever-popular Village Quarter development, Dunlin Drive enjoys a peaceful position overlooking an attractive central green, creating a wonderful sense of openness and community rarely found in modern developments. The location is particularly well suited to families and professionals alike, with

quiet residential surroundings and a safe, neighbourly atmosphere. The Village Quarter has become one of Portishead's most sought-after developments, renowned for its proximity to the Nature Reserve, Marina and an extensive network of pedestrian and cycling routes. Residents benefit from easy access to local shops, highly regarded schools, leisure facilities and nearby waterfront restaurants and cafés, while commuters are exceptionally well served by excellent road links via the M5 motorway network. Further enhancing the area's long-term appeal is the highly anticipated reopening of the Portishead to Bristol railway line, which is expected to provide direct rail services into Bristol Temple Meads and significantly improve connectivity for commuters and investors alike.

Dunlin Drive itself is ideally positioned away from busy through roads, enjoying a quieter setting within the development whilst still being conveniently located for all local amenities. The attractive outlook across the central green adds to the sense of space and tranquillity, making this a particularly desirable position within the Village Quarter.

Agents Notes

Freehold

Council Tax Band: D

EPC Rating: C

North Somerset Council

Mains gas, electric, water and drainage connected

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- Semi-Detached Townhouse
 - Pleasant Outlook Over Central Green
 - Well Presented Throughout
 - Popular Village Quarter Location
 - Four Bedrooms (Master Bedroom Suite)
 - Garage & Driveway
 - Contemporary Rear Garden
 - Viewing Highly Advised

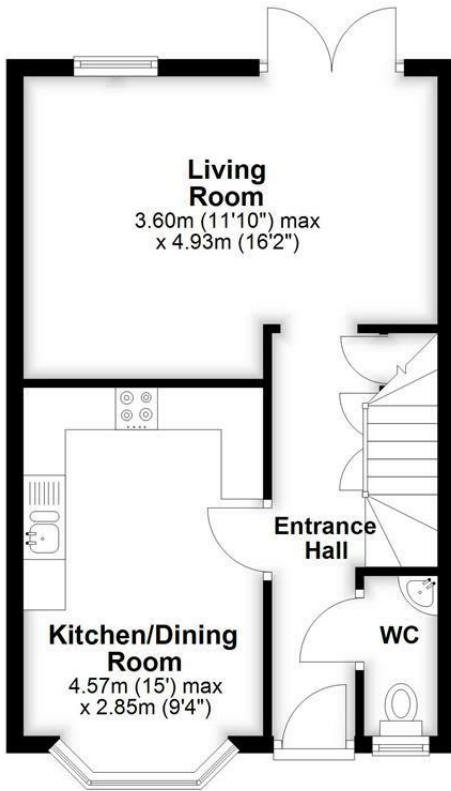


GUIDE PRICE £450,000



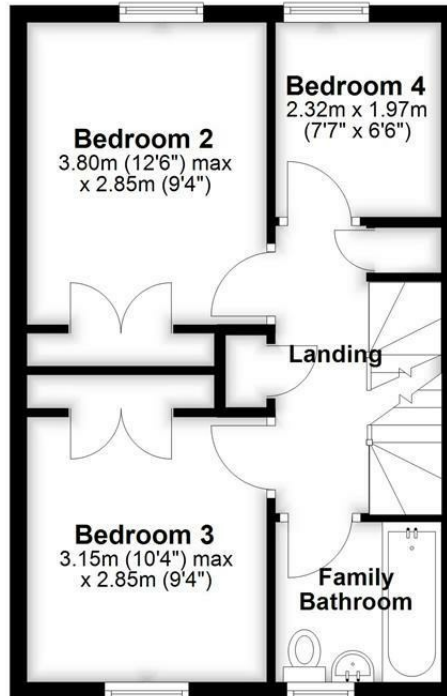
Ground Floor

Approx. 39.2 sq. metres (421.4 sq. feet)



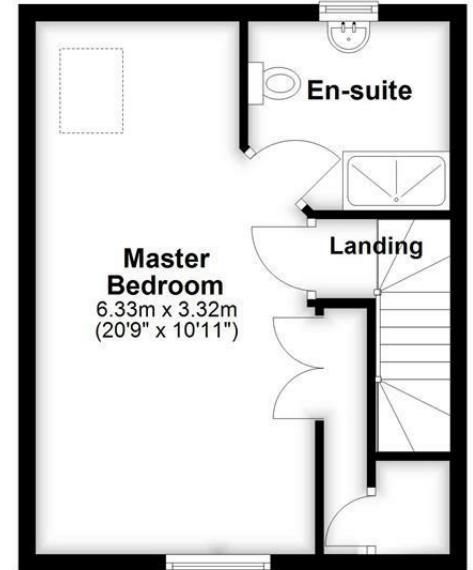
First Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



Second Floor

Approx. 31.2 sq. metres (335.9 sq. feet)



Total area: approx. 109.7 sq. metres (1181.3 sq. feet)

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