



45 WREN GARDENS,
PORTISHEAD, BS20 7PP

GOODMAN
& LILLEY







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GUIDE PRICE
£490,000

On the edge of a nature reserve and near the marina, this townhouse features an extended open-plan ground floor with bi-fold doors to the garden and a top-floor master suite with a dressing room and en-suite.

Carefully extended and thoughtfully designed, the ground floor boasts an exceptional open-plan layout, presented in immaculate show-home condition throughout and ready to move into. Every detail has been carefully considered to create a beautifully well-presented home. At its heart is a stunning modern kitchen featuring sleek units, a quartz worktop, integrated appliances, and a breakfast bar with seating, complemented by a front-aspect window. The kitchen flows seamlessly into a bright and airy dining and living space, offering versatile layout options. Full-width floor-to-ceiling bi-fold doors open to the garden, while two large Velux windows flood the area with natural light, creating a stylish and welcoming ambience.

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: All mains services connected (but should be checked with your legal representatives)

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

Accommodation Comprising;

- Three Bedroom Townhouse
- High End Finish Throughout
- Second Floor Master Suite With Dressing Room And En-suite
- Close To Amenities
- Prime Position Just Off Of The Nature Reserve
- Show Home Condition
- Garage And Parking For Two
- Modern Open Plan Ground Floor
- Three Large Double Bedrooms
- Landscaped Rear Garden

Entrance

A light-filled entrance hall sets the tone for this stunning home, featuring a door to the WC and access to the open-plan living space. Stairs rise gracefully to the first floor, while wood-effect flooring flows seamlessly throughout the ground floor, adding warmth and style.

WC

A well-appointed WC featuring a two-piece suite, including a toilet and pedestal sink, with a window to the front aspect allowing natural light to brighten the space.

Open Plan Living Space

Carefully extended and thoughtfully designed by the current owner, the entire ground floor boasts an open-plan layout. At its heart is a stunning fitted kitchen, featuring sleek modern units, a quartz worktop, integrated appliances, and a breakfast bar with seating, complemented by a window to the front aspect.

The kitchen flows seamlessly into a bright and airy dining and living area—a versatile space with endless layout options. Floor-to-ceiling bi-fold doors span the property's width, opening onto the garden, while two large Velux windows flood the space with natural light, creating an inviting and dynamic environment.

First Floor Landing

The first-floor landing provides access to bedroom one, bedroom two, and the family bathroom, with stairs rising to the second-floor master suite

Bedroom Two

An exceptional double bedroom featuring two rear-aspect windows that fill the room with natural light, along with built-in double wardrobes for ample storage.

Bedroom Three

A spacious double bedroom, currently utilised as a second lounge, featuring a Juliet balcony and an additional front-aspect window that flood the room with natural light. This diverse space offers flexibility to suit your lifestyle needs

Family bathroom

A generously sized family bathroom featuring a three-piece suite, including a paneled bath with a shower over and a glass screen, a low-level WC, and a pedestal sink.

Second Floor Master Suite

Occupying the entire top floor, the master suite boasts high ceilings and large windows, creating a calm and serene atmosphere. This private retreat opens seamlessly into a spacious dressing room, offering both elegance and functionality.

Dressing Room

A well-appointed dressing room featuring a built-in triple wardrobe, an airing cupboard housing the hot water tank, and space for a dressing table. A Velux window to the rear allows natural light to fill the space, while a door leads directly to the en-suite shower room.

En-suite

En-Suite Bathroom

Renovated to a high standard in keeping with the rest of the property, the en-suite features a sleek three-piece suite comprising a low-level WC, a vanity sink with storage beneath, and a walk-in shower. A Velux window provides natural light, while a heated towel rail adds a touch of luxury

Garden

The beautifully landscaped, south-westerly facing rear garden is designed for low maintenance and modern living. It features an artificial lawn, contemporary stone borders, and a large composite decking area that seamlessly flows from the living room via bi-fold doors. A courtesy door provides convenient access to the rear of the garage.

Garage And Parking

A single garage equipped with lighting, electricity, an up-and-over door, and a rear door leading into the garden. The garage also features vaulted eaves storage for added convenience. The tandem driveway provides parking for two vehicles.



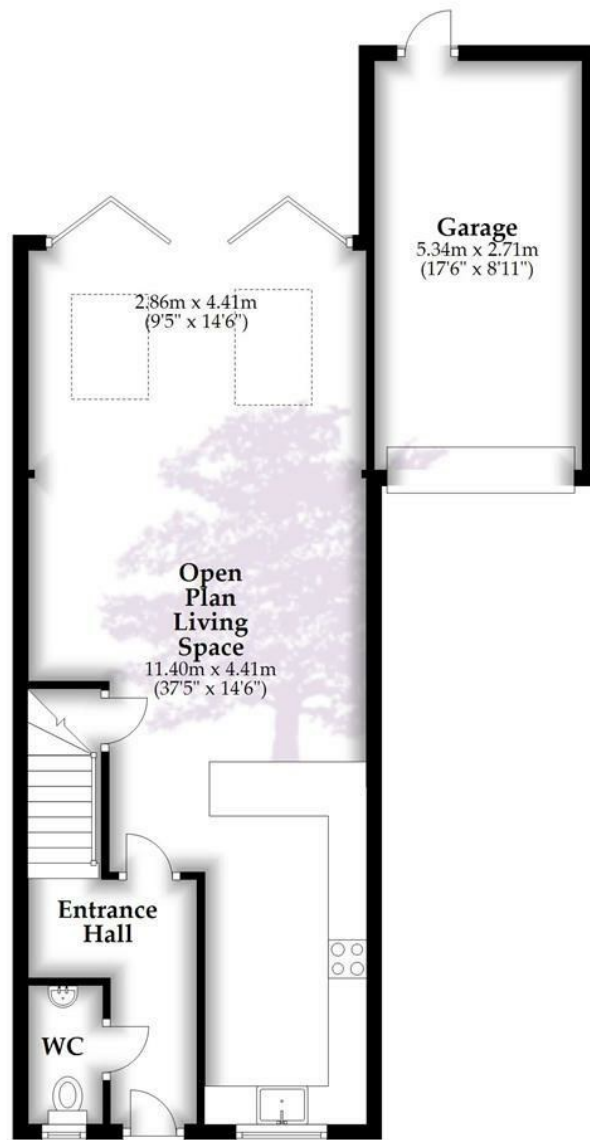




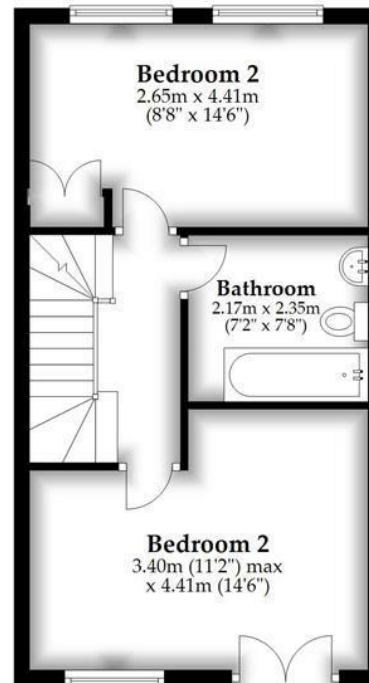
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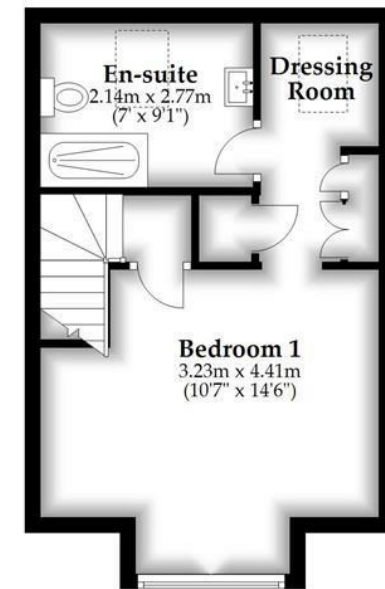
Ground Floor



First Floor



Second Floor



Total area: approx. 132.1 sq. metres (1421.6 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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