



10 CURLEW PLACE,  
PORTISHEAD, BS20 7EN

GOODMAN  
& LILLEY











# 10 CURLEW PLACE

## PORTISHEAD BS20 7EN

GUIDE PRICE  
£579,950

Located in the heart of the sought-after Village Quarter, this well-presented five-bedroom detached home offers over 2,000 sq. ft of versatile living space. Ideally positioned close to the Marina, local schools, and a nearby play park, the property features an extended open-plan ground floor perfect for modern family life, along with a garage and driveway parking.

Set in the heart of the ever-popular Village Quarter, this impressive five-bedroom detached family home offers generous and flexible accommodation extending to over 2,000 sq. ft. Ideally situated just a short walk from the Marina, local schools, and a nearby play park, it provides the perfect setting for modern family living. The property is well presented throughout and features an extended open-plan ground floor that creates a bright, sociable space ideal for both everyday life and entertaining. All five bedrooms are well-proportioned, offering plenty of room for growing families or those needing home office space. Outside, the home benefits from a private garden, garage, and driveway parking.

Upon entering, you are welcomed by a spacious entrance hall with stairs rising to the first floor, a convenient downstairs WC, and double doors opening into the impressive open-plan ground floor. This bright and versatile space features a stylish, well-appointed kitchen with ample room for a large dining table—perfect for family meals or entertaining guests. An opening leads through to a fully glazed conservatory area, which provides a fantastic lounge space with views over the garden. A box bay window to the front aspect floods the entire space with natural light, enhancing the open and airy feel throughout.

The first floor offers a spacious and light-filled living room, along with two generously sized double bedrooms and a modern shower room—ideal for flexible family living or guest accommodation. Stairs rise to the second floor,

where you'll find two further double bedrooms, including a principal bedroom with en-suite shower room, a well-proportioned single bedroom, and a contemporary family bathroom. This thoughtful layout provides plenty of space for growing families, home working, or visiting guests.

This well-positioned property also benefits from a low-maintenance, south-east facing rear garden—perfect for enjoying the sun throughout the day. To the front, there is fantastic driveway parking for up to four vehicles, as well as an integral single garage with light, power, and a courtesy door providing direct access to the garden.

### Agent Notes

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: E

Services: Mains Electricity and Gas mains feed to the property.

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

- Substantial Detached Property
- Single Garage & Driveway For Four Vehicles
- Immaculately Presented Throughout
- No Onward Chain
- Five Double Bedrooms
- Southerly Facing Garden
- Village Quarter Location

- Open-Plan Living Space
- Accommodation Arranged Over Three Floors
- In Excess Of 2000 Sq. Ft





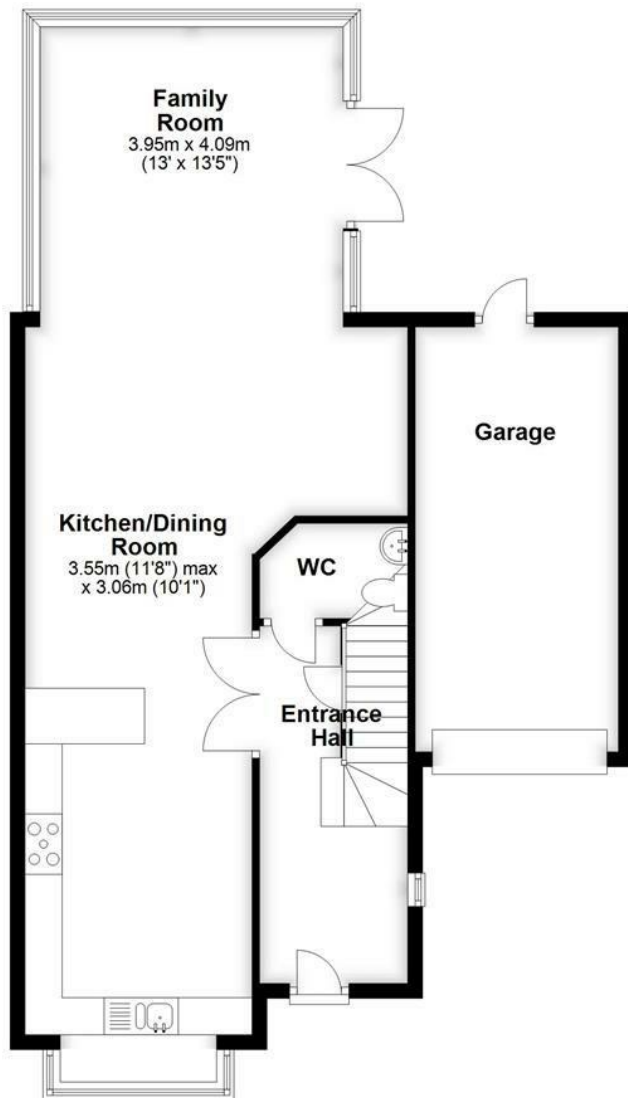






### Ground Floor

Approx. 72.7 sq. metres (782.8 sq. feet)



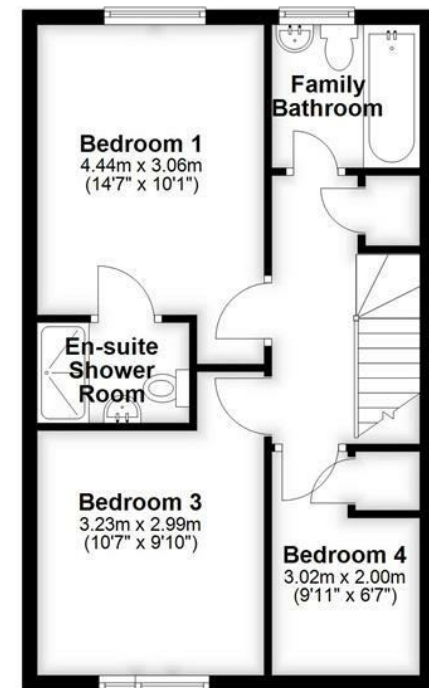
### First Floor

Approx. 60.9 sq. metres (655.9 sq. feet)



### Second Floor

Approx. 54.5 sq. metres (586.9 sq. feet)



Total area: approx. 188.2 sq. metres (2025.5 sq. feet)

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