34 Merlin Park,
Portishead, BS20 8RN

Goodman & Lilley

An excellent opportunity to acquire a three bedroom detached family home positioned within a cul-de-sac within a highly desirable residential area on Portishead's hillside.

Situated in the sought after Merlin Park area, this delightful property is ideally located due to its short distance to both High Down Junior & Infant Schools, the play park and open fields at the bottom of the development.

In brief, the property comprises; entrance hall, living room and kitchen completes the ground floor accommodation. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from an enclosed north/westerly facing rear garden which provides a good degree of privacy. Predominantly laid to lawn with a patio seating areas providing the ideal place to sit back and entertain family and friends. A driveway to the front of the property provides off-street parking for one vehicle leading to the front of the home and to the garage.

Goodman & Lilley anticipate a good degree of interest due to its position and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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.

Accommodation Comprising

Entrance Hall
UPVC double glazed window to side, secure uPVC double glazed door, door to:

Living / Dining Room
UPVC double glazed windows to front and rear aspects, two double radiators, telephone point, TV point, door to:

Kitchen
Fitted with a matching range of base and eye level cupboards and units with worktop space over. 1 1/2 stainless steel sink with a single drainer. Fitted electric fan assisted oven, four ring electric hob with extractor hood over. Integrated fridge freezer, washing machine and dishwasher. uPVC double glazed window to rear aspect, uPVC part glazed door opening to rear garden and side access.

First Floor Landing
UPVC double glazed window to side, cupboard with additional shelving, radiator, access to loft hatch, door to:

Master Bedroom
UPVC double glazed window to rear aspect, fitted wardrobe with full-length mirrored folding door, radiator, door to:

Bedroom Two
UPVC double glazed window to front aspect, radiator, door to:

Bedroom Three
UPVC double glazed window to front, radiator.

Garage & Driveway
A Tarmac driveway provides off-street parking for one vehicle leading to the front of the home and garage, accessed via an up and over door with power and light connected.

Family Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with independent shower over and glass screen, wash hand basin, mixer tap and full height tiling to all walls and low-level WC, heated towel rail, extractor fan, uPVC opaque double glazed window to rear.

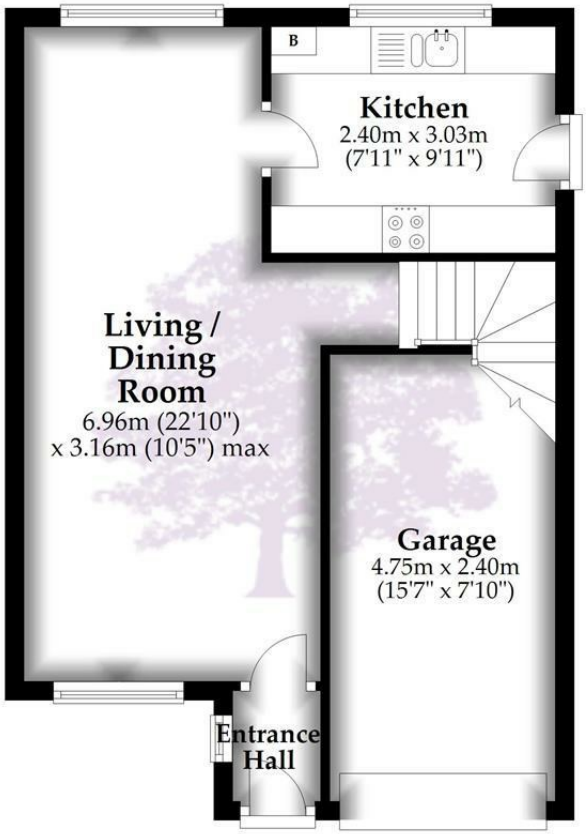
Outside
The rear garden is of a good size with a expansive patio seating area adjoining the rear elevation of the property. Secure gated side access leads to the front of the property.

- Detached Family Home
- Cul-De-Sac Location
- Established Residential Estate
- No Onward Chain
- Three Bedrooms
- Garage & Driveway
- Close To Schools & Amenities
- Viewings Highly Advised

Guide Price £375,000

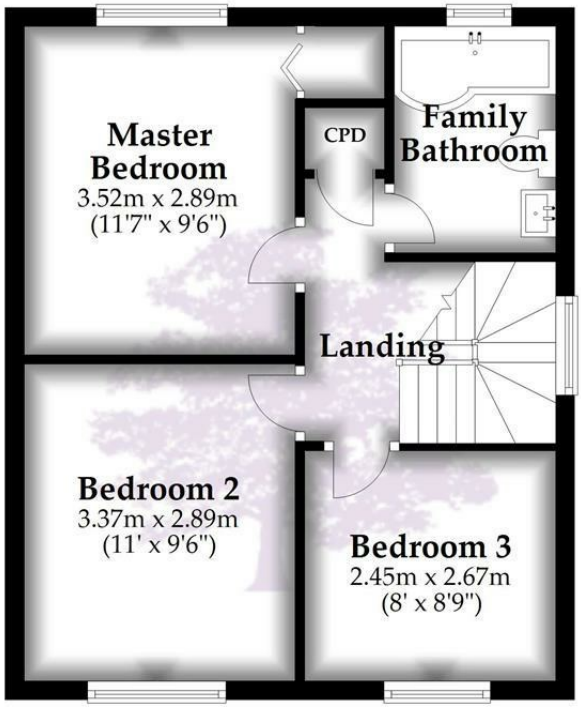
Ground Floor

Approx. 43.8 sq. metres (471.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 82.9 sq. metres (892.4 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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