



5 KITTIWAKE DRIVE,
PORTISHEAD, BS20 7PL

**GOODMAN
& LILLEY**







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PORTISHEAD BS20 7PL

GUIDE PRICE

£525,000

Located in a quiet cul-de-sac alongside just three other properties, this four bedroom detached family home offers the perfect blend of peaceful living and vibrant community life.

Despite its tranquil location, the home is conveniently situated near local amenities, the marina and the nature reserve providing an ideal environment for families seeking both privacy and accessibility. The heart of the home boasts a beautifully re-fitted kitchen/dining room, showcasing a stylish range of shaker-style units adorned with granite worktops. An adjoining utility room and a cloakroom off the hallway enhance the practicality of the living space, while the dual-aspect living room ensures a bright and welcoming atmosphere. Upstairs, the property features four modest bedrooms, each thoughtfully designed for comfort and functionality, along with a re-fitted en-suite bathroom for the master bedroom. A well-appointed family bathroom serves the additional bedrooms, catering to the needs of the entire household.

The beautifully landscaped garden is a standout feature, complete with a charming green oak arbour and a productive allotment, perfect for gardening enthusiasts or those looking to cultivate their own fresh produce. This delightful home is a true sanctuary, offering ample space for family living and outdoor enjoyment. A garage and driveway lie adjacent to the property providing off-road parking for two vehicles. In addition, the property features another parking space in front of the home.

The modern interior provides a wonderful balance of space for both professional couples looking to escape the hustle and bustle of the city yet still retain ease of access to the motorway network & city centre. For family buyers, its position close to Trinity Primary School and nearby Nature Reserve makes this house an ideal place to watch the family grow.

With properties of this nature rarely available, don't delay, contact Goodman & Lilley and speak to one of our property professionals to arrange your next appointment to view. Call, Click or Come in! 01275 430440/sales@goodmanlilley.co.uk

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: Electric, Water, Gas, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation Comprising:

- Detached Family Home
- Re-fitted Kitchen/Dining Room
- Vibrant Village Quarter Location

Entrance Hall

Secure front door opening to the entrance hall, under-stairs storage cupboard, panelled radiator, stairs to first floor landing, doors to all principal rooms.

Cloakroom

Fitted with two piece modern white suite comprising; low level, pedestal wash hand basin, extractor fan, tiled splashbacks, panelled radiator.

Kitchen/Dining Room

A beautifully re-fitted kitchen/dining room with a comprehensive range of shaker style painted wood fronted base and eye-level units with underlighting, drawers and granite worktop space over, inset Franke single large bowl sink unit with insinkerator, decoglace splashbacks, 5-ring bosch induction hob, extractor hood over, integrated fridge/freezer, fitted Neff ovens one with circotherm and one with microwave included, warming drawer, uPVC double glazed window to rear and front aspects, ceramic tiled flooring, radiator, tiled flooring, door to:

Utility Room

Fitted with a matching base units base with space above for washing machine and dryer, concealed mounted gas fired boiler serving heating system and domestic hot water, panelled radiator, ceramic tiled flooring, secure uPVC double glazed door to garden.

Living Room

Enjoying a dual aspect, light and airy in its

appearance with a uPVC double glazed window to front aspect, two radiators, TV point & telephone point, secure uPVC double glazed patio doors to garden.

First Floor Landing

A spacious galleried landing with uPVC double glazed window to front aspect flooding the space with natural light, Amtico flooring, airing cupboard housing hot water tank with additional shelving, panelled radiator, access to roof space via loft hatch, doors opening to the first floor accommodation.

Master Bedroom

uPVC double glazed window to rear aspect, panelled radiator, telephone point, TV & telephone points, door to:

En-Suite Shower Room

Re-fitted with three piece modern white suite comprising; low-level WC, tiled shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, fully tiled, extractor fan, uPVC obscure double glazed window to rear, panelled radiator.

Bedroom Two

uPVC double glazed window to front aspect, panelled radiator.

Bedroom Three

uPVC double glazed window to rear aspect, panelled radiator.

Bedroom Four

uPVC double glazed window to front aspect, panelled radiator, TV & telephone points.

Family Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath with independent shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC obscure double glazed window to rear aspect, panelled radiator.

Outside

The enclosed rear garden enjoys a westerly orientation and is laid predominantly to a level lawn with patio seating area extending across the patio incorporating a green oak framed arbour providing a delightful place to dine alfresco in the warmer summer months. A productive allotment is set within a secluded position behind the garage behind a picket fence. The garden is enclosed by new timber panelled fencing with secure timber gate providing access to the driveway, cold water tap along with an additional warm water tap.

Garage & Driveway

The garage is approached over a tarmacadam driveway providing off road parking for a couple of vehicles. In addition, the property features a parking space in front of the property. The garage has an up & over door, light and power connected and eaves storage space.



- Four Bedrooms (En-Suite To Master)
- Landscaped Rear Garden
- Close To The Nature Reserve & Marina
- Quiet Cul-De-Sac
- Garage & Driveway
- Viewing Highly Advised



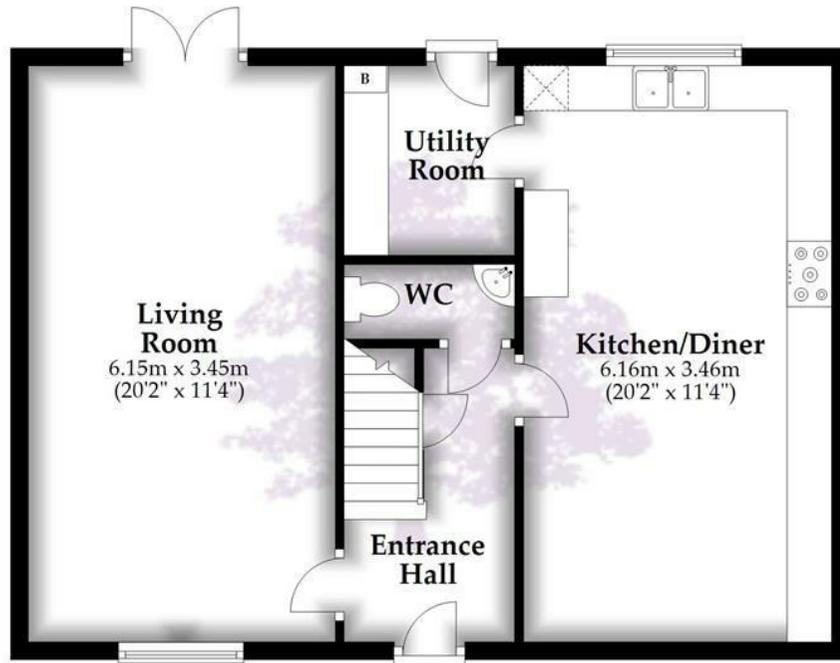


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Ground Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



First Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



Total area: approx. 112.5 sq. metres (1210.5 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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