



2 DUNLIN DRIVE,
PORTISHEAD, BS20 7NH

**GOODMAN
& LILLEY**



AN OPPORTUNITY TO ACQUIRE A THREE-BEDROOM SEMI-DETACHED FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION IDEALLY SUITED TO MODERN FAMILY LIVING.

Upon entering the property, you are welcomed into a central entrance hall providing access to the principal accommodation.

The ground floor is well arranged for modern living, comprising a spacious living room, a kitchen/dining room and a convenient cloakroom. Positioned to the left of the hallway, the kitchen/dining room is fitted with a range of wall and base units finished in a light wood-effect laminate, offering ample storage and generous worktop space. The dining area enjoys direct access to the rear garden via patio doors, creating an ideal space for both everyday living and entertaining.

To the right of the hallway, the living room is a bright and airy dual-aspect space extending the full depth of the property, with patio doors opening onto the rear garden.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom which is currently a shell. Bedrooms two and three are located to the left, both benefitting from fitted storage cupboards, with bedroom two overlooking the front aspect and bedroom three enjoying views over the rear garden. The principal bedroom is positioned to the right of the landing, overlooking the rear of the property, and features a fitted double wardrobe along with ample space for a large double bed, complemented by an en-suite shower room fitted with a white suite comprising a shower, wash hand basin and WC. Completing the accommodation is a family bathroom offering scope for a purchaser to finish to their own specification.

Garden

The property further benefits from a fully enclosed rear garden, thoughtfully designed with low-maintenance artificial lawn and a paved patio area, ideal for outdoor seating and entertaining.

Garage & Driveway

The property benefits from a single garage and a generous driveway.

Location

Positioned on Dunlin Drive, just off Phoenix Way within the ever-popular Village Quarter, this well-placed home enjoys a convenient setting at the bottom of Portishead. A range of local amenities are close at hand, while the vibrant Marina is just a short distance away, offering an excellent selection of waterfront cafés, bars and restaurants. Leisure facilities and the High Street are also within easy reach, providing a superb balance of lifestyle and convenience.

Agent Notes

Local Authority: North Somerset Council

Council Tax Band: D

Tenure: Freehold

Services: All mains services connected – gas, electricity, water and drainage

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- Semi-Detached Family Home
 - En-Suite Shower Room
 - Vibrant Village Quarter Location
 - In Need Of Some Modernisation
 - Three Bedrooms
 - Kitchen/Dining Room
 - Garage & Driveway
 - No Onward Chain

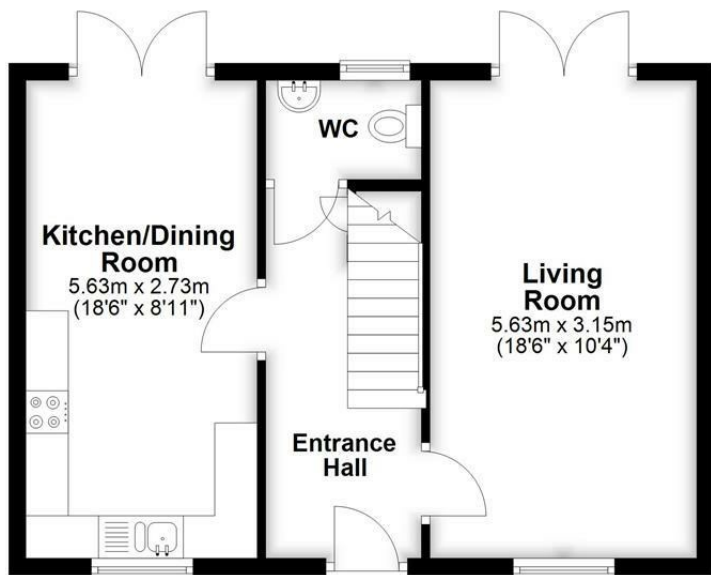


GUIDE PRICE £390,000



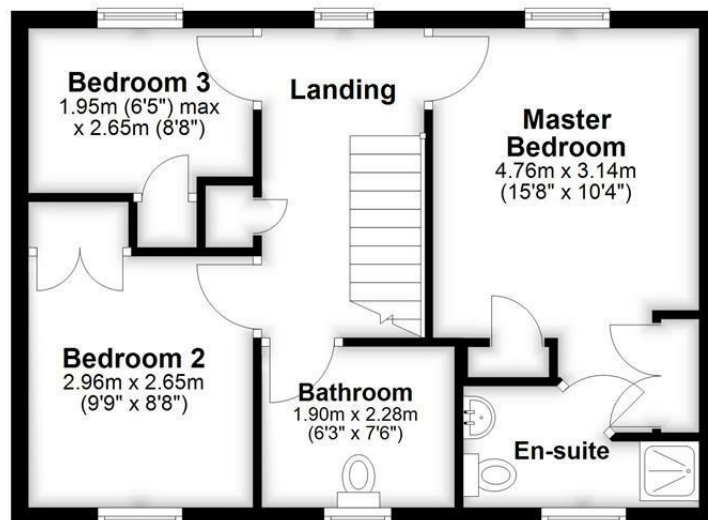
Ground Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



Total area: approx. 89.2 sq. metres (960.4 sq. feet)

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