



112 KITTIWAKE DRIVE,  
PORTISHEAD, BS20 7PN

---

GOODMAN  
& LILLEY



# AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM DETACHED COACH HOUSE ARRANGED OVER FOUR GARAGES AND SITUATED WITHIN THE POPULAR VILLAGE QUARTER DEVELOPMENT.

This impeccable presented, light and airy home in brief comprises; entrance hall, open plan living/dining room with kitchen off, two double bedrooms and family bathroom. Externally the property benefits from off street parking leading to a single garage which has been sub divided to create storage space at the front and a generous space to the rear which provides a wide variety of uses as a gym or home office with a further spacious storage cupboard.

The property's location couldn't be more convenient to enjoy life in Portishead to the full. The area surrounding the development has undergone a dramatic transformation in recent years and now offers a variety of places to visit including the Lake Grounds, home to the open air swimming pool, Portishead's traditional Victorian High Street, the Nature Reserve and the various bars and restaurants located around the Marina, only a short walk away. With properties of this nature selling fast, 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 approx.)

Tenure: Freehold with leasehold agreement with garages beneath.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: All mains services connected.

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

## Accommodation Comprising:

### Entrance Hall

Secure part glazed front door opening to the entrance hall, panel radiator, stairs rising to first floor landing.

### First Floor Landing

uPVC double glazed window to rear, over-stairs storage cupboard, panel radiator, access to roof space via loft hatch, doors opening to all accommodation.

### Dining Room

A generous sized room with ample space to position a good sized dinning table and chairs, uPVC double glazed window to rear, storage cupboard, two double panel radiators, open plan to Living Room and Kitchen.

### Kitchen

Fitted with a matching range of modern white fronted base and eye level units with drawers and worktop space over, inset 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, ceramic tiled flooring with under floor heating.

### Living Room

A bright and airy room, flooded with natural light via the secure uPVC double glazed French doors which open to the Juliet balcony, double panel radiator, TV & telephone points.

### Master Bedroom

uPVC double glazed window to front, double panel radiator.

### Bedroom Two

uPVC double glazed window to rear, double panel radiator, telephone point.

### 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, full height tiling to all walls, extractor fan, uPVC obscure double glazed window to front, panel radiator, ceramic tiled flooring with under floor heating.

### Garage & Driveway

Driveway provides off street parking leading to the front of the home and the garage, which is access via an up and door and has been sub divided in two, creating a useful storage space to the front with power and light and outside cold water tap, a secure door leads through to a generous sized room to the rear currently being used a gym, alternatively this room also provides further options as a study/home office or secondary reception space away from the main residence.

- Detached Coachhouse
- Immaculately Presented Throughout
- Parking & Garage
- Two Double Bedrooms
- Modern Open Plan Living Space
- Prime Village Quarter Location



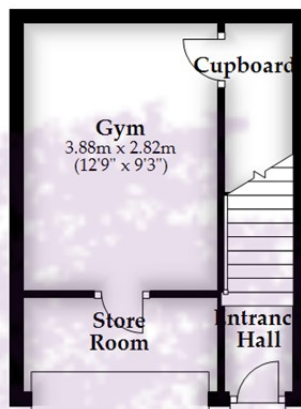
GUIDE PRICE £295,000





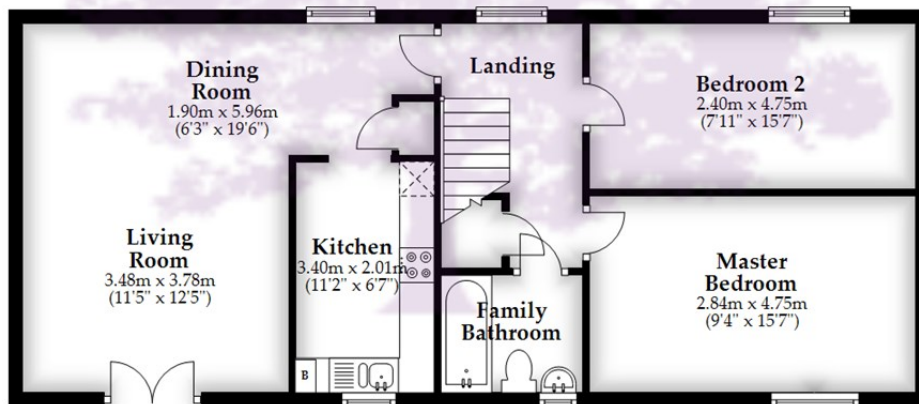
## Ground Floor

Approx. 20.9 sq. metres (225.2 sq. feet)



## First Floor

Approx. 69.7 sq. metres (750.1 sq. feet)



Total area: approx. 90.6 sq. metres (975.4 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.

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



**WWW.GOODMANLILLEY.CO.UK**

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.