37 Merlin Park,
Portishead, BS20 8RJ

Goodman & Lilley

A spacious four bedroom detached family home set in the popular Merlin Park development. The property boasts a large kitchen diner, light filled lounge and a mature private garden to the rear.

Welcome to this stunning four-bedroom detached house located in the desirable Merlin Park area of Portishead. This property boasts an open-plan kitchen diner and light filled reception room, perfect for entertaining guests or simply relaxing with your family.

Step inside this beautiful house and you'll find a property in excellent condition throughout, ready for you to move in and make it your own. The spacious kitchen diner is ideal for preparing delicious meals while catching up with loved ones.

One of the highlights of this property is the large rear garden, offering plenty of space for outdoor activities, gardening, or simply enjoying a cup of tea on a sunny afternoon. Imagine the possibilities for hosting summer barbecues or creating a peaceful sanctuary away from the hustle and bustle of everyday life.

Don't miss out on the opportunity to own this fantastic property in a sought-after location. Contact us today to arrange a viewing and start envisioning your new life in this wonderful home in Portishead.

Accommodation Comprising

Entrance Hall
Secure part glazed front door, window to side aspect and glazed door into the living space.

Living Room
A light filled living space with a window to the front aspect, opening through to the kitchen/diner and staircase rising to the first floor.

Kitchen/diner
An ideal family space with glazed double doors and window to the rear overlooking and leading on to the garden. The kitchen is fitted with a range of matching wall and base units with laminate work surface over, inset stainless steel sink and drainer, freestanding oven with gas hob. Space for Low level fridge and freezer, washing machine and slimeline dishwasher.

Door to the rear porch providing access to the downstairs WC and side access to both the front and rear gardens.

Cloakroom
Two piece suite comprising low level WC and pedestal sink. Double glazed window to the side aspect.

First Floor Landing
Gallery style landing with a large window to the side aspect flooding the area with natural light. Doors to all bedrooms, bathroom and airing cupboard.

Bedroom One
A large double bedroom with window to the front aspect and built in wardrobes.

Bedroom Two
A double bedroom with a window to the rear aspect overlooking the garden. built in wardrobes.

Bedroom Three
A great sized bedroom with window to the front aspect.

Bedroom Four
Currently utilised as a study this would make an ideal single bedroom or nursery. Window to the rear overlooking the garden.

Family Bathroom
A modern bathroom suite comprising; panel bath with shower over and glass screen, low level WC and pedestal sink. Chrome heated towel rail and window to side aspect.

Garden
A large rear garden mainly laid to lawn with mature borders and two patio areas, ideal for alfresco dining. A side alley gives access to the inner hall and front of the property.

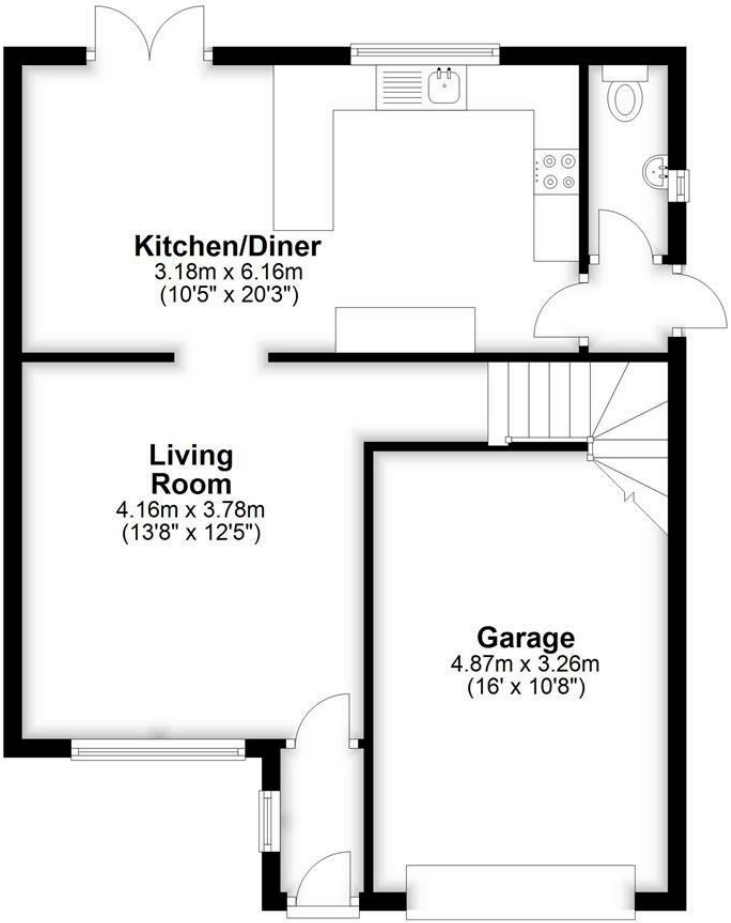
Garage & Driveway
Integral single garage with light, electric and up and over door. Driveway parking for one.

- Detached Family Home
- Garage & Driveway
- Desirable Location
- Spacious Kitchen/Diner
- Four Bedrooms
- Close To Primary Schools & Amenities
- Large Rear Garden
- Well Presented Throughout

Guide Price £450,000

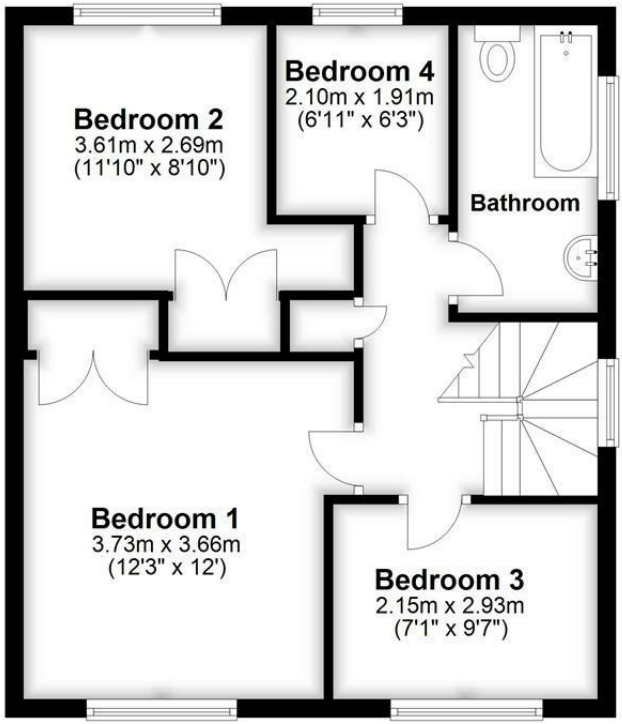
Ground Floor

Approx. 60.4 sq. metres (650.3 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



Total area: approx. 107.7 sq. metres (1158.8 sq. feet)

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