



22 FITZROY CIRCUS,
PORTISHEAD, BS20 7GR

GOODMAN
& LILLEY







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PORTISHEAD BS20 7GR

GUIDE PRICE

£440,000

A modern townhouse with diverse accommodation over three floors. Boasting a pleasant outlook over the park, landscaped rear garden and large bedrooms this makes an ideal family home. The property further offers a double garage with garden access and eaves storage.

Welcome to this stunning townhouse located in the desirable area of Fitzroy Circus. This modern semi-detached townhouse offers a perfect blend of style and functionality, making it an ideal home for families or those who love to entertain.

As you step inside, you are greeted by a spacious kitchen/diner that is perfect for relaxing or hosting guests. The property boasts four well-appointed bedrooms, providing ample space for a growing family or for those who need extra room for guests or a home office.

Situated overlooking a park, this townhouse offers a peaceful and picturesque setting, ideal for those who enjoy a tranquil environment. The diverse accommodation spread over three floors provides flexibility and privacy for all family members.

Don't miss the opportunity to make this beautiful townhouse your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

Accommodation Comprising:

Entrance Hall

Wood effect laminated flooring pulls you through to a spacious kitchen/diner, whilst doors open into the downstairs WC and study/bedroom 4. Stairs rise to the first floor

Cloakroom

uPVC double glazed window to the front aspect, wood effect laminate flooring followed through

from the entrance hall. Fitted with a two piece suite comprising; low-level WC and pedestal wash hand basin.

Study/Bedroom Four

An extremely useful space with a window to the front aspect overlooking the park. Currently utilised as a playroom this would also make an ideal play study/bedroom four.

Kitchen/Diner

A modern kitchen/diner fitted with a range of matching wall and base units with laminate work surface over. Inset stainless steel sink with mixer tap, built in oven, gas hob with extractor hood over, space for fridge freezer, washing machine and dishwasher. Space for both dining and living areas, glazed double doors and window overlooking and leading onto the garden.

First Floor Landing

Laminate wood effect flooring follows on from the entrance and staircase, doors to the living room, bedroom two, shower room and storage cupboard. Stairs rise to the second floor.

Living Room

A light filled room with two uPVC double glazed windows to rear aspect, two panel radiators, TV & telephone points.

Bedroom Two

Two uPVC double glazed windows to front affording a delightful open aspect over green, panel radiator, coving to ceiling and door to the Jack and Jill shower room.

Jack & Jill Shower Room

Fitted with three piece modern white suite comprising; low-level WC, shower enclosure with mains shower, pedestal wash hand basin, tiling to splash prone areas, extractor fan, uPVC obscured double glazed window to side aspect, vinyl flooring, Mosaic tiled splash back to all wet prone areas, door to bedroom two.

Second Floor Landing

With a airing cupboard housing gas combination boiler that serves the heating system and domestic hot water, access to roof space via loft hatch with pull down ladder, doors opening to two further bedrooms and family bathroom.

Bedroom One

Two uPVC double glazed windows to rear aspect, double panel radiator, telephone point, fitted with a range of wardrobes, door to family bathroom.

Bedroom Three

Two uPVC double glazed windows to the front aspect over looking the green to the front, panel radiator, telephone point.

Family Bathroom

Fitted with three piece white suite comprising deep panelled bath with independent shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, uPVC obscure double glazed window to side, panel radiator, tiled flooring.

Double Garage

A double garage with two up and over doors, light, electric and courtesy door into the garden. Storage in eaves space.

Outside

A private rear garden with a large lawn area, patio, mature borders and footpath to the garage. A footpath to the side provides access to the front of the property.



- Modern Townhouse
- Pleasant Outlook Over A Park
- Close To Primary & Secondary Schools
- Four Bedrooms
- Double Garage With Garden Access
- Well Presented Throughout
- Diverse Accommodation
- Kitchen/Diner



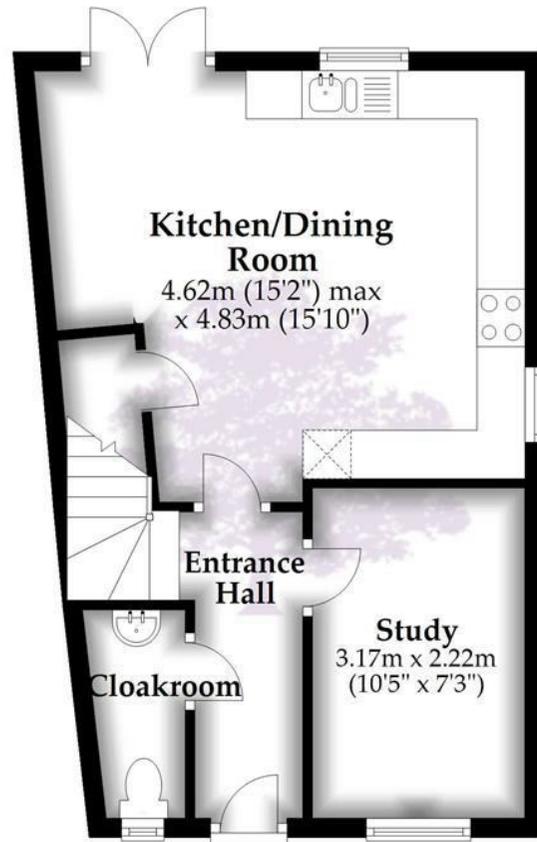


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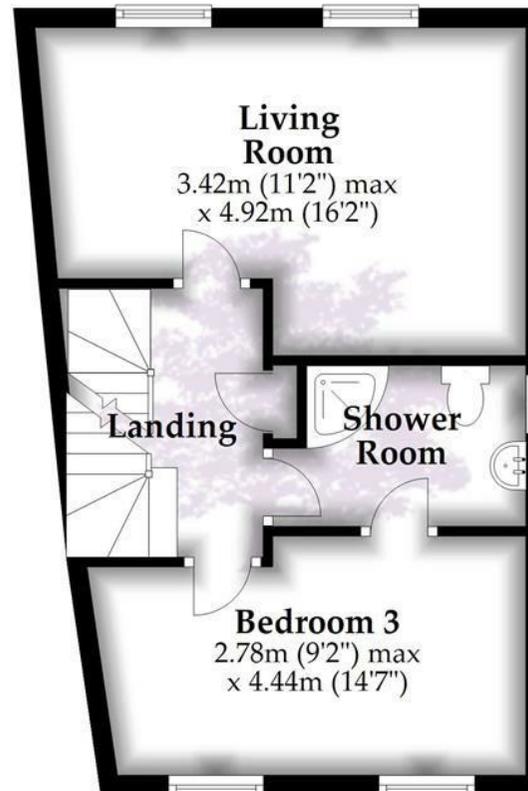
Ground Floor

Approx. 36.3 sq. metres (391.0 sq. feet)



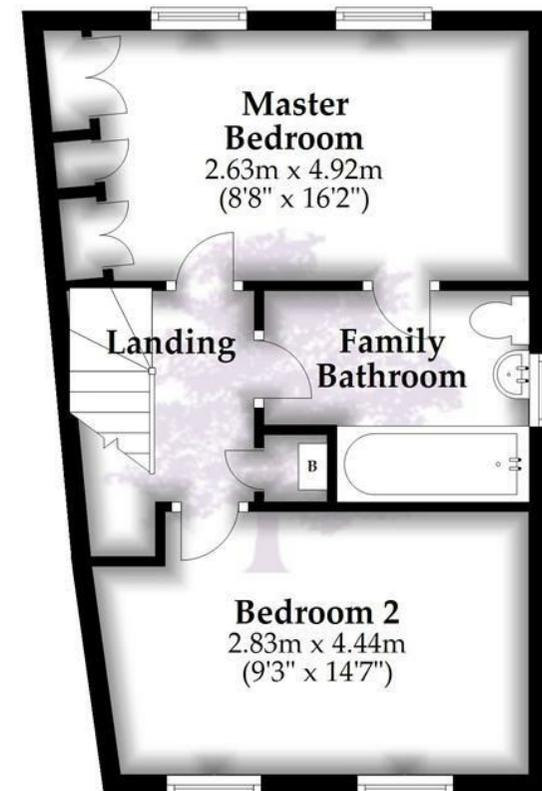
First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



Second Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



Total area: approx. 109.2 sq. metres (1175.5 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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