

GOODMAN & LILLEY

199 PHOENIX WAY

PORTISHEAD
BS20 7GP



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- Four Bedroom Family Home
- Separate Living Room
- Master Bedroom with Ensuite
- Garage & Driveway
- Open Plan Kitchen Dining Room
- Downstairs WC
- Large Enclosed Rear Garden
- Prime Village Quarter Location

This well-presented four-bedroom family home offers generous, versatile and thoughtfully arranged accommodation over two floors, extending to approximately 1,116 sq ft. With spacious reception rooms, four bedrooms and practical ancillary space, the property provides an excellent layout for the demands of modern family life.

The accommodation is entered via a welcoming entrance hall, which provides access to the principal ground-floor rooms and includes a convenient cloakroom/WC. The impressive living room is a particular highlight, offering a bright and spacious reception space with plenty of room for multiple seating areas. Finished in neutral tones with wood-effect flooring and good natural light, it creates a comfortable setting for both everyday family life and entertaining.

The separate dining room provides a generous and flexible space for family meals and more formal occasions, with ample room for a substantial dining table and additional furniture. The adjoining fitted kitchen is well equipped with an extensive range of wood-effect wall and base units complemented by contrasting work surfaces and tiled splashbacks. Integrated cooking appliances, including an oven, hob and extractor, complete this practical and well-arranged space.

A useful utility room sits beyond the main living accommodation and provides valuable additional storage and workspace, together with a sink and provision for laundry appliances. Direct access to the rear garden further enhances its practicality, particularly for busy family life.

On the first floor, a central landing leads to four well-proportioned bedrooms and the family bathroom. The generous principal bedroom provides ample space for a large bed and freestanding furniture and is complemented by its own en-suite shower room, fitted with a modern white suite and enclosed shower.

The second bedroom is another comfortable double, while bedrooms three and four provide further flexible accommodation suitable for children, guests or use as a home office. Completing the first floor is the family bathroom, fitted with a contemporary white suite comprising a bath with shower over, wash hand basin and WC. Overall, the combination of four bedrooms, two bathrooms and generous living accommodation makes this a particularly practical and appealing family home.

























GARDEN
The property benefits from a generous, fully enclosed rear garden, featuring a good-sized lawn alongside paved and gravelled seating areas, providing an excellent space for outdoor dining, entertaining and family use.

GARAGE & DRIVEWAY
The property benefits from a garage with a driveway in front, providing convenient off-road parking to the rear of the property.

LOCATION
Situated within the ever-popular Village Quarter, Phoenix Way enjoys a desirable position within this sought-after development. Ideally suited to families and professionals, the area is well placed for Portishead's Nature Reserve, Marina, local shops, schools, leisure facilities and a wide selection of waterfront cafés and restaurants.

Excellent pedestrian and cycle routes run throughout the area, while commuters benefit from convenient access to the M5 motorway network. The planned Portishead to Bristol rail link is also expected to further enhance local connectivity.

AGENT NOTES
Local Authority: North Somerset Council

Council Tax Band: E

Tenure: Freehold

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









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Approximate total area(1)

1115.89 ft²

103.67 m²

(1) Excluding balconies and terraces

FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
1115.89 SQ FT

COUNCIL TAX BAND : E

RECEPTION ROOM : 2

BEDROOMS: 4

BATHROOMS : 3

FREEHOLD

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