

Goodman & Lilley

131 PHOENIX WAY, PORTISHEAD, BS20 7GP

GUIDE PRICE £480,000



131 PHOENIX WAY
PORTISHEAD, BS20 7GP

- Three Storey Town House
- Open Plan Living
- Master Bedroom with Ensuite
- Garage & Driveway Parking
- No Onward Chain
- Four Bedrooms
- Approx. 1170 Sq.Ft
- Enclosed Rear Garden
- Prime Village Quarter Location

This beautifully presented four-bedroom townhouse has been refurbished throughout to an excellent standard and offers immaculate, spacious accommodation arranged over three floors. Combining stylish, contemporary interiors with a practical and versatile layout, the property provides an excellent balance of comfortable living and entertaining space, making it ideally suited to modern family life.

Upon entering the property, a welcoming entrance hall provides access to a convenient ground-floor WC, with stairs rising to the upper floors. The ground floor features a generous open-plan living and dining area, creating a bright, airy and sociable space, perfectly suited to both everyday family living and entertaining guests. With ample room for comfortable seating and a dining table, this impressive living space is further enhanced by French doors opening onto the outside, allowing natural light to flood the room and creating a pleasant connection between indoor and outdoor living.

The beautifully fitted kitchen features contemporary shaker-style cabinetry, sleek worktops, integrated appliances and attractive white tiled splashbacks. Open wooden shelving adds warmth and character, whilst the herringbone-effect flooring flows seamlessly throughout the ground-floor living space, creating a stylish and cohesive finish.

Ascending to the first floor, the landing provides access to two generously proportioned double bedrooms, both beautifully decorated in neutral tones and enjoying plenty of natural light. The spacious principal bedroom provides a relaxing retreat, whilst the second bedroom offers excellent flexibility for family members or guests. A modern family bathroom completes this floor, featuring a bath with overhead shower, glass screen, wash basin and WC, complemented by attractive neutral tiling.

Occupying the second floor are two further bedrooms, including a comfortable double bedroom and a versatile fourth bedroom currently arranged as a dressing room, complete with extensive wardrobe storage. This room could equally serve as a home office or nursery, depending on individual requirements. An additional en-suite shower room provides further convenience.

Having undergone refurbishment throughout, the property is presented in immaculate condition, offering prospective purchasers the opportunity to move straight in and enjoy a stylish, beautifully maintained home. With its generous proportions, flexible accommodation and thoughtfully arranged living spaces, this attractive townhouse is sure to appeal to families and professionals alike, particularly those seeking a contemporary home with little or no work required.

























GARAGE & DRIVEWAY

The property further benefits from a generous parking area to the rear, providing ample off-road parking, together with a detached garage offering additional parking or useful storage space. Enclosed by attractive brick walls and complemented by established planting, this provides a practical and convenient feature of the property.

GARDEN

To the rear of the property is a fully enclosed garden, offering an attractive and easily maintained outdoor space. French doors from the open-plan living area lead onto a generous timber-decked terrace, ideal for outdoor dining, entertaining or simply relaxing during the warmer months.

The garden features a central lawn surrounded by paved pathways, decorative stone borders and established planting. Double timber gates to the rear provide convenient access to the garage and parking.

LOCATION

Situated within the popular Village Quarter, Phoenix Way occupies a desirable position in this well-established residential development. Ideally suited to families and professionals alike, the property is conveniently located for Portishead's Nature Reserve, picturesque Marina, local shops, schools and leisure facilities, along with an excellent selection of waterfront cafés, bars and restaurants.

The area benefits from a network of pleasant pedestrian and cycle routes, whilst commuters enjoy convenient access to the M5 motorway. The planned Portishead to Bristol rail link is also set to further improve transport connections, adding to the appeal of this attractive location.

AGENT NOTES

Local Authority: North Somerset Council

Council Tax Band: D

Tenure: Freehold

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







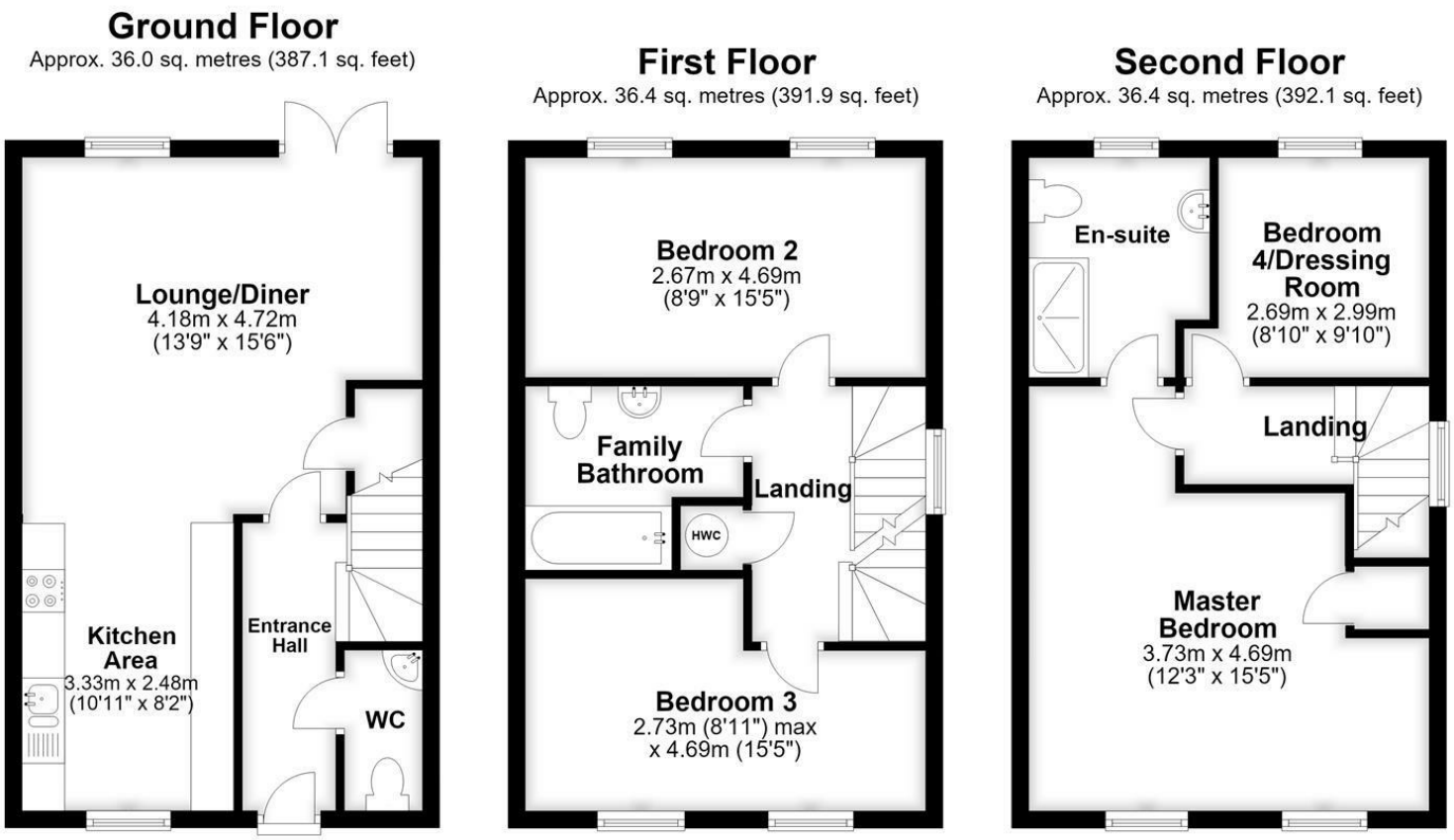






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Total area: approx. 108.8 sq. metres (1171.1 sq. feet)

FLOORPLAN

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

TOTAL SQUARE FOOTAGE
1171.50 SQ FT

COUNCIL TAX BAND : D

RECEPTION ROOM : NULL

BEDROOMS: 4

BATHROOMS : 2

FREEHOLD

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