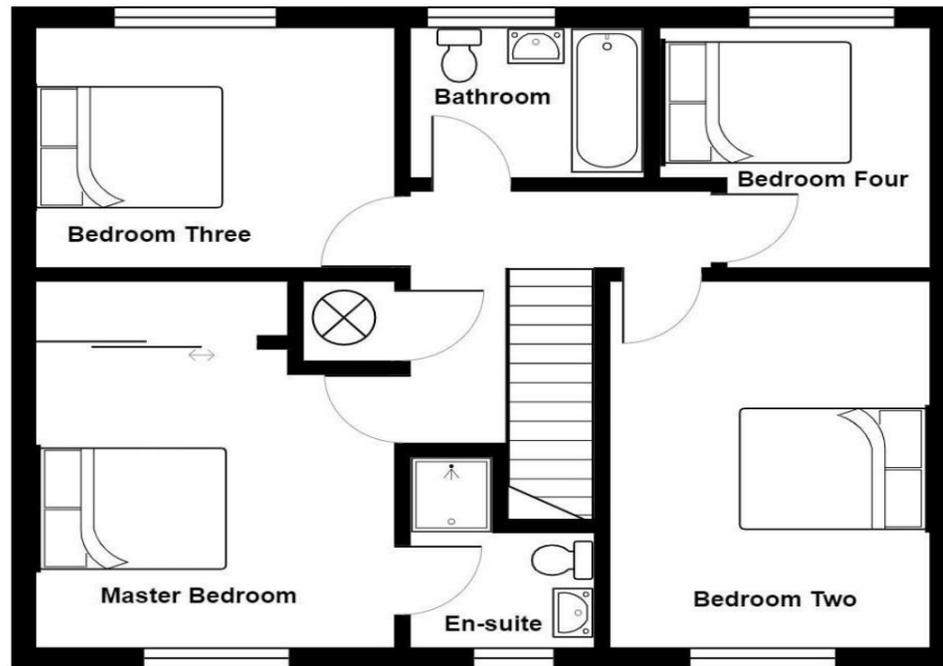




Ground Floor



First Floor

Total Area: 117.3 m<sup>2</sup> ... 1262 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

**37 FENNEL ROAD**  
**PORTISHEAD NORTH SOMERSET BS20 7AR**  
 REFERENCE: AWE02457



**£450,000**

Set in what is arguably one of the village quarters most desirable locations, this spacious family home is one not to be missed. Occupying a fantastic position with an open outlook towards the park to the front and completely private garden to the rear, this four-bedroom property is just moments from the nature reserve.

## 37 Fennel Road Portishead North Somerset BS20 7AR



**FRONT** Front door with double glazed panel leading to entrance hallway.

**ENTRANCE HALLWAY** Stairs to first floor, double doors with glazed panels to lounge, period style panel doors to cloakroom, kitchen/breakfast room, dining room and storage cupboard. Radiator, ceiling mounted smoke alarm, wall mounted security alarm, and telephone point.

**CLOAKROOM** Two piece suite consisting of a low flush WC and pedestal hand wash basin. Tiling to walls, radiator, extractor fan, and uPVC double glazed obscure window to rear.

**LOUNGE** 22' 4" x 11' 1 (6.80m x 3.38m) Dual aspect window to front overlooking the communal green, double glazed French style door to rear garden, two radiators, television point, and telephone point.

**DINING ROOM** 9' 8" x 8' 4 (2.94m x 2.54m) uPVC double glazed window to front over-looking the communal green, radiator and door to kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM** 13' 5" x 12' 8 (4.09m x 3.86m) A range of wood effect base units, wall units with under unit lighting, granite effect work surfaces & matching splash-backs. Integrated stainless steel electric oven, integrated stainless steel hob with stainless steel splash-back and stainless steel canopy extractor over. Stainless steel one and a half bowl sink & drainer, with chrome mixer tap over, space for Fridge freezer, space for dishwasher and space for washing machine. Tiled flooring, Inset down-lighters, extractor fan, radiator, telephone point & television point. uPVC double glazed window to rear garden and door providing access to driveway at side of property.

**FIRST FLOOR LANDING** Two piece suite consisting of a low flush WC and pedestal hand wash basin. Tiling to walls, radiator, extractor fan, and uPVC double glazed obscure window to rear.

**MASTER BEDROOM** 11' 4" x 10' 9 (3.45m x 3.27m) Fitted wardrobes with mirrored doors and additional hanging rail & shelving, television point, telephone point and wall mounted thermostat controls. uPVC double glazed window to front over-looking the communal green and door to en-suite.

**EN-SUITE** A modern three piece suite consisting of large shower unit, low flush WC and pedestal hand wash basin with contemporary wall tiling. Wall mounted chrome heated towel rail, inset down-lighters, extractor fan and shaver socket. uPVC double glazed obscure window to front.

**BEDROOM TWO** 3' 2" x 10' 1 (0.96m x 3.07m) uPVC double glazed window to front over-looking the communal green, radiator, telephone point and television point

**BEDROOM THREE** 11' 3" x 9' 0 (3.43m x 2.74m) uPVC double glazed window to rear with views towards the nature reserve and radiator.

**BEDROOM FOUR** 8' 8" x 8' 9 (2.64m x 2.66m) uPVC double glazed window to rear with views towards the nature reserve and radiator.

**BATHROOM** A modern three piece white suite consisting of panel bath with chrome mixer & shower over, low flush WC and pedestal hand wash basin with contemporary wall tiling. Wall mounted chrome heated towel, inset down-lighters, shaver point, extractor fan and uPVC double glazed obscure window to rear.

**GARAGE** Single garage with up & over door, power & lighting. Driveway with parking for three cars.

**FRONT GARDEN** Mainly laid to bark, mature shrubs, path to front door and access to driveway.

**REAR GARDEN** Mainly laid to lawn, patio area, enclosed with wooden panel fencing and gate to driveway at the side.

### **VIEWING ARRANGEMENTS:**

By appointment with Westcoast Properties

Tel. No: 01275 849362 Fax No: 01275 818898

E-mail: [infoportishead@westcoastproperties.uk.com](mailto:infoportishead@westcoastproperties.uk.com)

websites including [www.westcoastproperties.uk.com](http://www.westcoastproperties.uk.com), [www.onthemarket.com](http://www.onthemarket.com) and [www.rightmove.co.uk](http://www.rightmove.co.uk)

**PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.**

### **PLEASE NOTE:**

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

