



118 Kingfisher Road, Portishead, BS20 7QD
£375,000 Freehold

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- Convenient location
- Four bedrooms
- Family bathroom and ensuite
- Open plan ground floor
- Immaculate condition throughout
- Downstairs wc
- Modern kitchen with appliances
- Garden with gated access
- Single garage
- Additional allocated parking space

A wonderful four bedroom townhouse which has undergone improvements by the current owners to open up the entire ground floor to offer a fabulous entertaining space and a modern contemporary kitchen area. There are four bedrooms over the two upper floors with a master bedroom suite on the top floor.

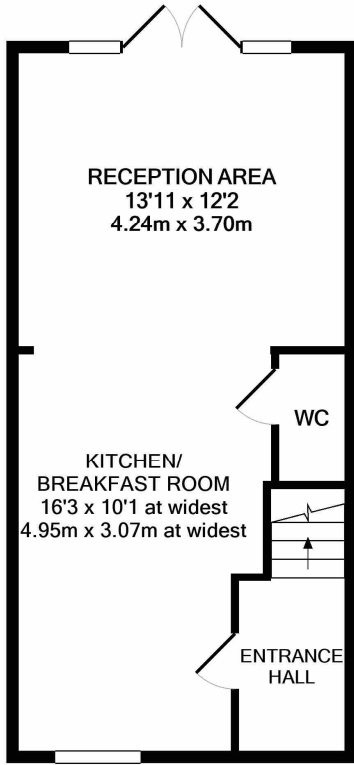
The location of this home is wonderful for the coastal walks, bustling marina with its bars and restaurants, the parks, schools, leisure centre and the open-air swimming pool are all nearby.



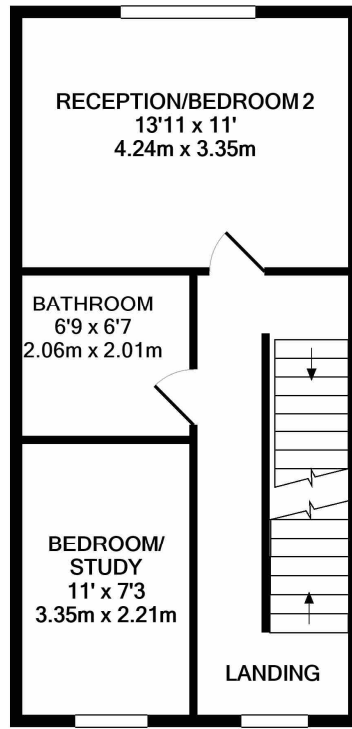


Upon entering this fantastic townhouse, you are greeted by an entrance hall with stairs to the first floor and a door to the large open plan kitchen/diner and reception areas on the ground floor with wood effect Karndean flooring throughout. The modern kitchen area has a contemporary feel with ample work surface including a central island with power and a usb charging point. There is an inset four ring gas hob with modern extractor fan over, built in electric oven, microwave oven, dishwasher and a washing machine. There is also a good range of base and eye level white kitchen units for storage. The kitchen leads you into the dining/reception area with double doors leading to the pretty rear garden. The ground floor has a downstairs cloakroom. On the first floor there is a rear double bedroom which is currently being used as a reception room, a modern spacious bathroom and the fourth bedroom/study. The top floor offers the master bedroom suite with built in wardrobes and a lovely ensuite shower room. The third bedroom double bedroom is also on the top floor. Outside there is a rear courtyard garden with a paved patio area and slate edges. There is side gated access, outside power point and a tap. In a nearby block there is a single garage and to the rear there is parking for one car. This property is presented onto the market in immaculate condition throughout, it really is a show home! Book an appointment to view to fully appreciate everything on offer.

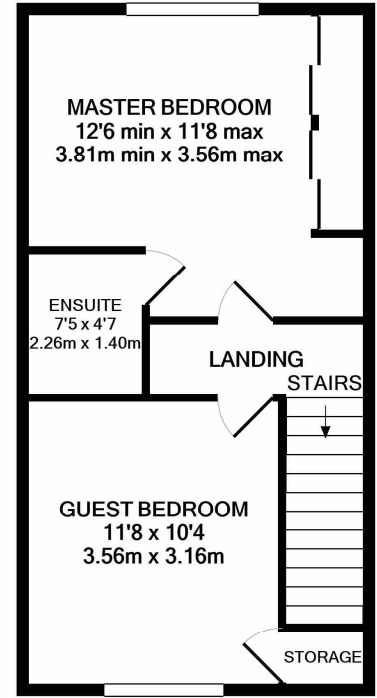




GROUND FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1144 SQ.FT. (106.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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