



## Curlew Place, Bristol

\*SOLD PRIOR TO MARKETING\*

A beautifully presented and spacious five-bedroom detached family home located on Curlew Place in Portishead. This property

**£700,000**

**Council Tax: F**



# Curlew Place, Bristol

## DESCRIPTION

offers a perfect blend of modern design and comfortable living, featuring a double garage and two additional parking spaces. Thoughtfully arranged over three floors, it provides ample living space for a growing family.

The ground floor includes a welcoming entrance hall, a study, a generous lounge, and an open-plan kitchen diner with bifold doors leading to the rear garden. The fully integrated kitchen features modern appliances and a utility area with side access. Additionally, there is a convenient downstairs cloakroom.

The first floor boasts a grand master bedroom with a wardrobe area and en-suite, a spacious double bedroom with an en-suite, and another well-proportioned bedroom.

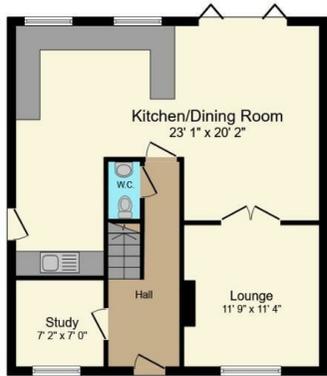
The top floor includes two good-sized bedrooms and a modern shower room, ensuring comfort for all occupants.

Externally, the property offers a large south-facing rear garden, a double garage with garden access, and two off-street parking spaces and electric car charging point.

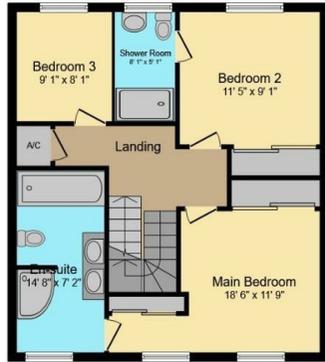
In summary, this five-bedroom detached family home on Curlew Place in Portishead combines spacious, well-designed interiors with high-quality finishes and extensive outdoor space, making it a perfect family residence.







**Ground Floor**  
Floor area 677 sq.ft.



**First Floor**  
Floor area 677 sq.ft.



**Second Floor**  
Floor area 360 sq.ft.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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TOTAL: 1,714 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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