

Lindsey Close, Portishead, Bristol, Somerset. BS20 8RR

£440,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after location of Portishead, this stunning semi-detached home on Lindsey Close offers an exceptional blend of modern living and timeless elegance. Perfect for families, this beautifully extended property boasts four spacious bedrooms, an additional office room, and an array of contemporary features designed for comfort and style. This home has been thoughtfully extended to maximize space and functionality, now featuring four generous bedrooms plus an office room. The property welcomes you with a charming entrance hall, leading to a convenient downstairs cloakroom.

The cozy and inviting living room is perfect for relaxing and entertaining. The beautiful kitchen is well-equipped and opens into a light-filled conservatory, creating a perfect space for family meals and gatherings. The conservatory opens out to a meticulously landscaped garden, ideal for outdoor relaxation and activities. The first floor hosts four well-proportioned bedrooms and an office room, offering flexibility for a home office or study area. The main bathroom is modern and well-appointed, with an en suite attached to the main bedroom for added convenience. Benefit from a garage and off-street parking in front, providing ample space for vehicles. Situated in a quiet cul-de-sac, this property offers a peaceful and safe environment for families.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Four Bedroom & Office Room
- Garage
- Cul De Sac Location
- Lovely Garden
- Sought After Location
- Downstairs Cloakroom
- Conservatory
- En Suite



## ROOM DESCRIPTIONS

### Entrance

UPVC double glazed door opening through to;

### Entrance Hall

Doors to cloakroom, living room and kitchen, stairs rising to first floor landing, radiator.

### Cloakroom

UPVC double glazed obscure window to front, low level WC, vanity wash hand basin and radiator.

### Living Room

15' 6" x 9' 10" (4.72m x 3.00m) UPVC double glazed window to front aspect, radiator.

### Kitchen

9' 8" x 16' 8" (2.95m x 5.08m) UPVC double glazed window to rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated gas hob with extractor over, integrated eye level oven, integrated fridge freezer, opening through to;

### Conservatory

8' 7" x 8' 8" (2.62m x 2.64m) UPVC double glazed french doors onto rear garden, UPVC double glazed windows to multiple aspects, radiator.

### Stairs Rising to First Floor Landing

### Bedroom

10' 9" x 8' 8" (3.28m x 2.64m) UPVC double glazed window to front aspect, radiator and built in wardrobe, door to ;

### En Suite

Low level WC, wash hand basin, fully enclosed shower cubicle with fitted shower attachment, heated towel rail.

### Bedroom

9' 9" x 9' 8" (2.97m x 2.95m) UPVC double glazed windows to rear aspect

### Bedroom

11' 1" x 8' 11" (3.38m x 2.72m) UPVC double glazed window to rear aspect, radiator.

### Bedroom

7' 10" x 7' 9" (2.39m x 2.36m) UPVC double glazed window to front aspect, radiator and small storage cupboard.

### Office Room

4' 4" x 9' 0" (1.32m x 2.74m) UPVC double glazed window to rear aspect.

### Bathroom

5' 11" x 6' 8" (1.80m x 2.03m) UPVC double glazed obscure window to rear aspect, low level WC, pedestal wash hand basin, bath with shower over, radiator.

### Garage

16' 1" x 9' 4" (4.90m x 2.84m) Garage door to front, rear door to garden, power and lighting, wall mounted boiler.

### Rear Garden

Fully enclosed rear garden mainly laid to lawn, patio area and slated stone areas, shed and gate to rear, pond.

### Parking

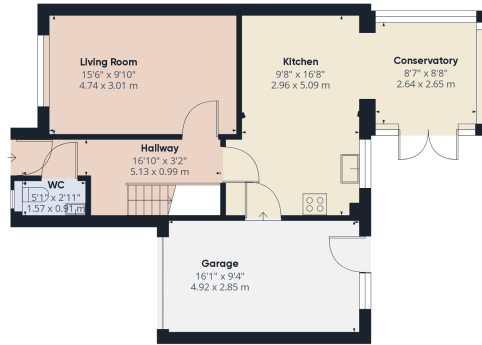
Parking in front of garage



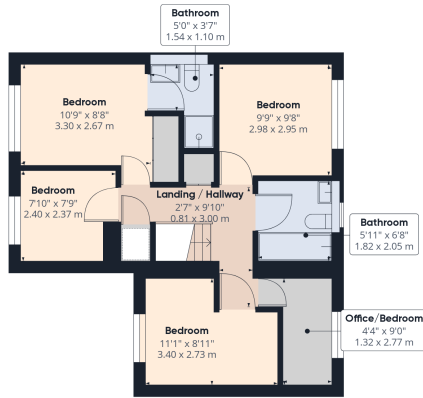




# FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 1207.65 ft<sup>2</sup>  
 112.19 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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