

High Street, Portishead, Bristol, Somerset. BS20 6QL

£480,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Situated in the highly sought-after location of Portishead, this beautifully presented and deceptively spacious home offers the perfect combination of charm, practicality, and central convenience. Located on Portishead's High Street, yet set back with its own gated access, this substantial property enjoys privacy, generous outdoor space, and exceptional curb appeal – a rare find in such a prime position. Set on a sizeable plot, the property is approached via a private gated driveway providing ample off-street parking for multiple vehicles, as well as access to your own garage and a well-maintained rear garden. The front of the home offers real character and presence, setting the tone for what lies within. Upon entering the property, you're welcomed into a spacious entrance hall which provides access to a convenient downstairs WC and the main living areas. The ground floor boasts a light-filled, open-plan living and dining room – ideal for modern family living and entertaining. French doors at the rear of the lounge open seamlessly into the private rear garden, allowing natural light to flood the space and creating a wonderful indoor-outdoor connection. The kitchen is accessed just beyond the dining area, well positioned for hosting and practicality. The first floor comprises two well-proportioned bedrooms, including the generous principal bedroom which benefits from built-in wardrobes and a stylish en suite shower room. Also on this floor is the contemporary family bathroom, finished to a high standard. Stairs rise to the top floor, where you'll find a superbly spacious third bedroom with storage into the eaves – a perfect guest suite, office, or additional living space. The rear garden is predominantly laid to lawn with mature borders and a secure, enclosed feel. Beyond the garden is a large block-paved driveway offering exceptional parking provision and access to the detached garage – ideal for additional storage or workshop use. This home also benefits from a number of appealing modern features, including fully owned solar panels providing energy efficiency and long-term cost savings. Most notably, the property offers the rare advantage of such generous space and private parking while being just moments from the shops, cafes, and amenities of Portishead High Street. Everything you need is quite literally on your doorstep.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Underfloor Heating and Engineered Oak Flooring to Ground Floor
- Semi Detached House in Sought After Location
- Fantastic Size Plot With Ample Parking to Side Via Private Gate
- Garage with Up and Over Door
- Owned Solar Panels
- Freehold Property
- Sought after Location Close to Local Amenities
- Three Bedrooms (Main With En Suite)
- Two Bathrooms + Downstairs Cloakroom
- EPC - B and Council Tax Band - D



ROOM DESCRIPTIONS

Entrance

Main front door opening through to;

Entrance Hall

With access to downstairs cloakroom, storage cupboard being used as a small utility area, radiator and stairs rising to first floor landing, from the entrance hall you also have door that will open into;

Living Room/Dining Area

18' 9" x 17' 6" (5.71m x 5.33m) A set of UPVC double-glazed French doors provides direct access to the rear garden, allowing for an abundance of natural light to fill the space and offering a seamless connection between indoor and outdoor living. Complementing this, a UPVC double-glazed window to the rear aspect further enhances the brightness and provides additional views of the garden. The room also benefits from a wall-mounted radiator, ensuring warmth and comfort throughout the seasons. Built-in ceiling speakers are installed, offering integrated audio for entertainment or ambiance. The generous floor space allows for the comfortable placement of both living room furniture and a dining table, creating a versatile open-plan area ideal for both relaxation and entertaining. This inviting room continues through an open-plan layout to the adjoining space;

Kitchen

7' 9" x 9' 5" (2.36m x 2.87m) To the front aspect of the property, there is a uPVC double glazed window that allows for plenty of natural light, creating a bright and airy atmosphere within the kitchen. The kitchen itself is fitted with a comprehensive range of matching wall-mounted and base-level units, providing ample storage and worktop space for everyday use. An inset sink with drainer is positioned beneath the window and is complemented by a stylish mixer tap. Integrated appliances include a built-in dishwasher and a tall fridge freezer, both seamlessly housed within the cabinetry for a sleek, modern finish. In addition, the kitchen is equipped with a built-in electric oven and a four-ring hob, complete with an extractor fan situated directly above to effectively remove cooking odours and steam. The central heating boiler is also located in the kitchen and is conveniently concealed within one of the wall units, maintaining the clean and uncluttered appearance of the space.

Downstairs WC

5' 3" x 3' 2" (1.60m x 0.97m) UPVC double glazed obscure window to front aspect, low level WC, vanity wash hand basin and radiator.

Stairs Rising to First Floor Landing

Bedroom One

14' 2" x 10' 0" (4.32m x 3.05m) UPVC double glazed window to front aspect, radiator and built in wardrobes with additional built in storage cupboard door through to;

En Suite

6' 1" x 9' 9" (1.85m x 2.97m) UPVC double glazed obscure window to rear aspect, low level WC, floating vanity wash hand basin, panelled bath with mixer taps over, enclosed shower with waterfall shower and handheld shower attachment, heated towel rail.

Bedroom Three

10' 4" x 7' 3" (3.15m x 2.21m) UPVC double glazed window to front aspect, radiator.

Family Bathroom

6' 3" x 7' 5" (1.91m x 2.26m) UPVC double glazed obscure window to rear aspect, bath with waterfall shower and hand held shower over, the bath also has a shower screen, a vanity wash hand basin, low level WC and a heated towel rail make up the rest of the family bathroom

Stairs rising to Top Floor

The top floor landing features an opening into some great sized eaves storage

Bedroom Two

16' 3" x 13' 4" (4.95m x 4.06m) UPVC double glazed window to front aspect, radiator and storage cupboard, from here you also have access into the eaves of the property

Rear Garden

The rear garden is mainly laid to lawn and has an opening onto the substantial block paved driveway.

Garage

17' 5" x 9' 6" (5.31m x 2.90m) Window to front aspect, up and over door power and lighting

Private Driveway

Substantial size driveway with parking for multiple cars, the driveway is also secured by a gate



FLOORPLAN & EPC

