

Porters Drive, Banwell, Somerset. BS29 6EJ

£375,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly desirable Porters Drive in Banwell, this beautifully presented four-bedroom detached house offers spacious and versatile living, perfect for modern family life. Situated on an enviable plot, the property boasts one of the largest rear gardens on the development — a rare and valuable feature that truly sets it apart. The ground floor is thoughtfully designed with a welcoming entrance hall, a generous living room, a stylish open-plan kitchen/dining room ideal for entertaining, and a convenient downstairs WC. Each space flows seamlessly, offering comfort and functionality in equal measure. Upstairs, you will find four well-proportioned bedrooms, a contemporary family bathroom, and a luxurious en suite to the main bedroom, providing a private retreat. All rooms are bright and well maintained, making this home ready to move straight into. Part of the garage has been cleverly converted into a practical workspace, while the rear section is currently used as a home gym — offering excellent flexibility for home working or fitness needs. The rear garden is not only impressively large but also enjoys plenty of sunshine, creating the perfect space for outdoor living and entertaining. To the side of the property, there is ample driveway parking, adding to the practicality of this exceptional home. This is a rare opportunity to secure a spacious, well-appointed family property in one of Banwell's most sought-after areas.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Detached House
- Much Larger than Average Garden
- Four Bedrooms
- Driveway to Side
- Converted Garage
- UPVC Double Glazing & Gas Central Heating
- Decorated to a Very High Standard
- Sought After Location
- En Suite to Main Bedroom



ROOM DESCRIPTIONS

Entrance

Enter via main front door opening through to;

Entrance Hall

With stairs rising to first floor landing and doors to living room, kitchen and downstairs cloakroom. You also have a storage cupboard, radiator and an additional storage area under the stairs.

Living Room

11' 9" x 14' 7" (3.58m x 4.45m) UPVC double glazed windows to front aspect, radiator and space for furniture.

Kitchen/Dining Room

18' 9" x 10' 11" (5.71m x 3.33m) UPVC double glazed french doors opening to rear garden aspect, UPVC double glazed windows to rear aspect, radiator and space for dining table. The kitchen offers a range of wall to base units inset one and a half bowl sink and drainer with mixer taps over. The kitchen also includes a range of integrated appliances such as a fridge/freezer, dishwasher, eye level oven and a gas hob which will also include an extractor fan over, please note that all integrated kitchen appliances have been updated to AEG, door to;

Utility Room

5' 6" x 4' 0" (1.68m x 1.22m) Worktop space, cupboard and integrated washing machine.

Downstairs Cloakroom

Low level Wc, wash hand basin and radiator.

Stairs Rising to First Floor Landing

Bedroom One

10' 8" x 11' 8" (3.25m x 3.56m) UPVC double glazed windows to front aspect, radiator and door through to;

En Suite

Fully enclosed shower cubicle with sliding doors, inside here you have a handheld shower attachment and a fitted waterfall shower attachment. The rest of the en suite comprises a low level Wc, pedestal wash hand basin and a heated towel rail.

Bedroom Two

9' 1" x 11' 5" (2.77m x 3.48m) UPVC double glazed window to rear aspect, radiator.

Bedroom Three

9' 1" x 8' 0" (2.77m x 2.44m) UPVC double glazed window to rear aspect, radiator.

Bedroom Four

7' 7" x 7' 2" (2.31m x 2.18m) UPVC double glazed window to front aspect, radiator.

Bathroom

Panelled bath with shower screen and shower attachment over, low level WC, pedestal wash hand basin.

Garage/Work Space

10' 5" x 14' 10" (3.17m x 4.52m) Please note that the garage has been split into two areas, the first area which is located to the rear and has access from the rear garden via a UPVC double glazed door, this room has power and lighting and its being used as a home gym, the front of the garage has been converted into a work area which includes UPVC french doors opening onto driveway and this room also has a water point, please see photos.

Rear Gardens

The fantastic sized rear garden is the biggest on the development. As you step outside the french doors from the kitchen/diner you are greeted with a lovely patio area which is south facing, you can also gain access to the driveway via gate from here. From the patio you have lawn which then includes a picket fence and then allows access to a substantial size plot that is laid to lawn and this really adds to the garden area. Please note that this garden is fully enclosed.

Off Road Parking

The driveway is located to the side of the property and can facilitate up to three cars



FLOORPLAN & EPC

