

Little Halt, Portishead. BS20 8JQ

£715,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

House Fox are proud to present a golden opportunity to acquire a four double bedroom, detached, coastal family home enjoying elevated, panoramic views of the estuary and beyond the Welsh hills.

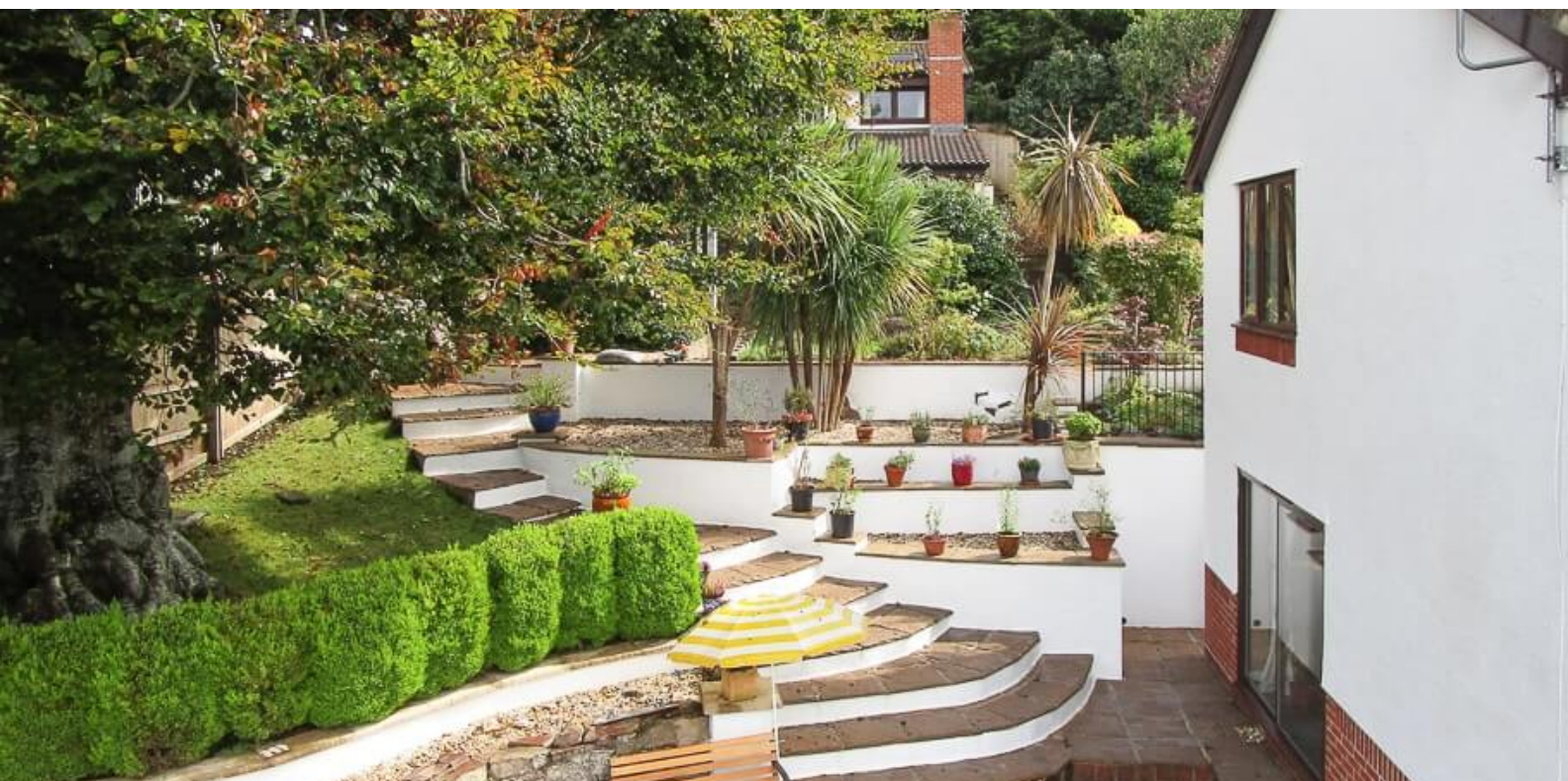
This coastal home enjoys a quiet residential location, offering a conventional layout for a family buyer. In brief, the light and airy internal accommodation comprises; entrance hall, cloakroom, kitchen, dining room and dual aspect living room to the ground floor. Four generously sized and well-proportioned double bedrooms, one with en-suite facilities and family bathroom are to the first floor, with various windows taking full advantage of the picturesque views on offer. Externally, the property features a generous, established and secluded rear garden, carefully divided into sections. Offering the family buyer ample outside space and many vantage points in which to enjoy the views. Double garage and on hand parking facilities are on offer which complete the package for this fine residence.

The property is located within a ten-minute drive of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose on the marina. It also offers a large number of outdoor activities both water-based, with the Sailing Club and Portishead Marina, and outdoor pursuits such as the open-air lido and parks within North Somerset.

Appointed agents House Fox, anticipate a strong degree of interest due to the size of the property and cul-de-sac location. With homes of this quality and size in high demand and truly short supply, be quick to arrange your internal inspection.

## FEATURES

- Detached Family Home
- Four Double Bedrooms
- Spectacular Estuary & Welsh Hillside Views
- Portishead Hillside Location
- Expansive Gardens
- Room to Further Develop & Improve
- Double Garage & Parking
- EPC - D



## ROOM DESCRIPTIONS

### Accommodation Comprising:

#### Entrance Hall

Secure entry via partially glazed door, radiator, stairs to first floor, under-stairs storage cupboard, doors to all principle accommodation.

#### Cloakroom

Two piece suite comprising; low level WC and wall-mounted wash hand basin with mixer tap over, tiled splash backs, uPVC obscure double glazed window to front aspect, radiator.

#### Living Room

uPVC double glazed window to front aspect with panoramic views across the Bristol Channel to the Welsh Hills beyond, double glazed sliding patio doors to garden, two radiators, TV point, brick fireplace, open plan aspect to:

#### Dining Room

uPVC double glazed window & door combination to rear garden, radiator, Telephone point.

#### Kitchen

Fitted with a matching range of wall, base and eye-level units with work surfaces over, inset one and a half sink bowl and drainer unit, tiled splashbacks, space & plumbing for fridge/freezer, washing machine/tumble drier, gas and electric cooker points, uPVC double glazed window to front with views across the Bristol Channel to the Welsh Hills beyond, cupboard housing wall-mounted gas boiler.

#### First Floor Landing

Airing cupboard housing hot water tank with additional shelving, access via pull down ladder to boarded roof space with lighting

#### Bedroom One

Generous double bedroom suite, uPVC double glazed window to front aspect with views across the Bristol Channel to the Welsh hills beyond, radiator, built in wardrobe with hanging rail and storage space.

#### En-Suite Shower Room

Fitted three-piece suite comprising tiled shower enclosure with glass door, pedestal wash hand basin and low-level WC, shaving point, tiled surround, uPVC obscure window to front aspect.

#### Bedroom Two

Generous double bedroom, uPVC double glazed window to front with views across the Bristol Channel to the Welsh hills beyond, radiator.

#### Bedroom Three

Generous double bedroom, uPVC double glazed window to side aspect, radiator.

#### Bedroom Four

Generous double bedroom, uPVC double glazed window to side aspect, radiator.

#### Family Bathroom

Fitted with a three-piece suite comprising deep panelled bath tub with mixer tap over and shower attachment over, pedestal wash hand basin & low-level WC, uPVC obscure double glazed window to rear aspect.

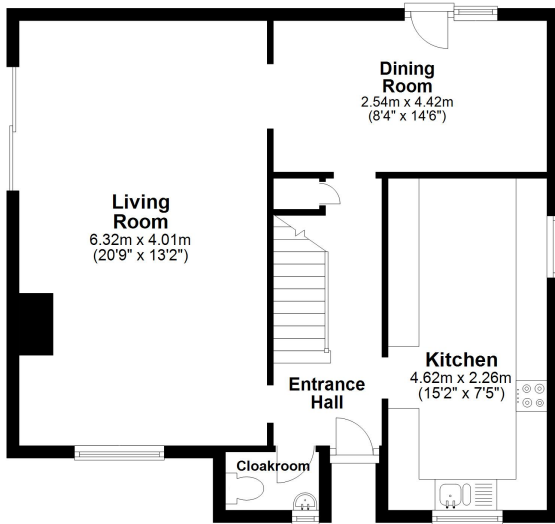




# FLOORPLAN & EPC

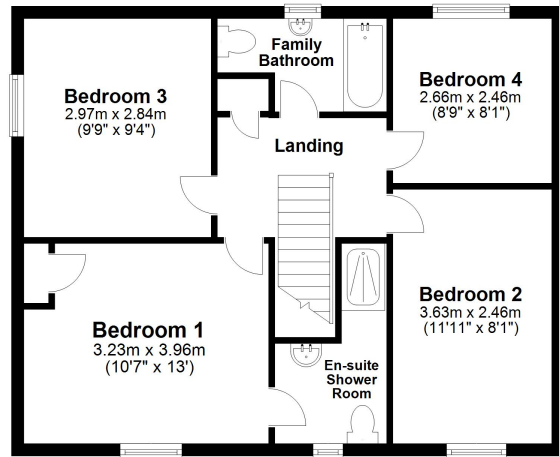
## Ground Floor

Approx. 57.8 sq. metres (621.7 sq. feet)



## First Floor

Approx. 54.5 sq. metres (586.1 sq. feet)



Total area: approx. 112.2 sq. metres (1207.9 sq. feet)

