

Maysfield Close, Portishead. BS20 6RL

£725,000 Freehold

SOLD STC



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## PROPERTY DESCRIPTION

HOUSE FOX PRESENT - A truly rare opportunity to acquire a four-double bedroom, detached, contemporary styled family home situated in a convenient position, close to and with level access of Portishead's traditional High Street.

Located within a quiet cul-de-sac, situated off the first turning of Clapton Lane - 'Maysfield Close' is a beautifully appointed family home that has been much improved by the current owners and now benefits from a home ideal for a growing family arranged over two floors providing in excess of 1,800 Sq Ft of versatile living accommodation. In brief, the internal accommodation comprises; entrance hallway, living room, snug, open-plan kitchen dining room, conservatory, utility room, cloakroom and garage/store-room all to ground floor. To the first floor are four generously sized double bedrooms, one of which benefits from en-suite shower room facilities and an additional four-piece family bathroom serving the other bedrooms on this level. Externally, the enclosed south-facing rear garden is laid predominantly to level lawn with a patioed area which leads outside via double doors - seamlessly interconnecting the inside, outside and provides the perfect space to entertain family and friends al-fresco style during those warmer summer months, whilst taking full advantage of the favoured orientation and pleasant outlook over the fields and beyond. Furthermore, a balcony is found off of the main bedroom and provides a sublime vantage point of the open outlook, and leads to a further roof terrace space. An integral garage/storeroom & generous block-paved and gravel driveway completes the package of this impressive family home.

With homes of this size, price bracket and impressive condition in truly short supply and high demand - appointed agents House Fox anticipate a strong level of activity and interest, as such early viewing is strongly advised.

## FEATURES

- Detached Family Residence
- Four Double Bedrooms
- Immaculate Condition Throughout
- Cul De Sac Position
- Fantastic Outlook Over & Beyond Gordano Playing Fields
- Level Access to Portishead High Street
- Garage & Driveway for Multiple Vehicles
- EPC - E



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

18' 2" x 11' 7" (5.54m x 3.53m)

#### WC

5' 0" x 5' 0" (1.52m x 1.52m)

#### Living Room

12' 8" x 19' 10" (3.86m x 6.05m)

#### Snug

11' 7" x 9' 11" (3.53m x 3.02m)

#### Dining Area

13' 11" x 9' 2" (4.24m x 2.79m)

#### Kitchen

10' 3" x 10' 6" (3.12m x 3.20m)

#### Conservatory

8' 8" x 16' 0" (2.64m x 4.88m)

#### Utility Room

10' 8" x 8' 3" (3.25m x 2.51m)

#### Garage

10' 2" x 10' 0" (3.10m x 3.05m)

### First Floor

#### Landing

14' 0" x 6' 8" (4.27m x 2.03m)

#### Bedroom One

13' 10" x 9' 10" (4.22m x 3.00m)

#### Balcony

3' 7" x 21' 3" (1.09m x 6.48m)

#### Bedroom Two

10' 0" x 9' 8" (3.05m x 2.95m)

#### En-Suite

2' 11" x 6' 7" (0.89m x 2.01m)

#### Bedroom Three

13' 6" x 9' 9" (4.11m x 2.97m)

#### Bedroom Four

13' 3" x 7' 9" (4.04m x 2.36m)

#### Family Bathroom

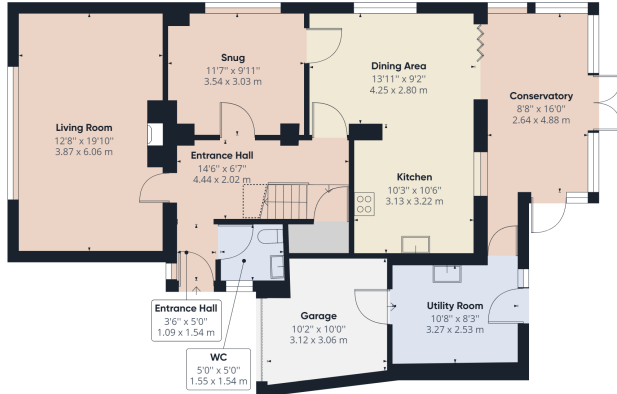
7' 6" x 9' 3" (2.29m x 2.82m)

#### Terrace

29' 9" x 9' 0" (9.07m x 2.74m)



# FLOORPLAN & EPC



Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

1816.43 ft<sup>2</sup>  
168.75 m<sup>2</sup>

Reduced headroom

12.42 ft<sup>2</sup>  
1.15 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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