

Ladymead, Portishead, Bristol, Somerset. BS20 7LJ

£700,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Located on the highly sought-after Ladymead road in Portishead, this stunning four-bedroom detached home offers luxury living with fantastic curb appeal. Set on a generous plot, this beautiful residence combines spacious accommodation with a superb setting, perfect for families and those looking to enjoy a prime location. Upon entering the property, you are welcomed by a bright and spacious entrance hall. From here, you access the heart of the home — a stylish and generously sized kitchen/diner. This modern space features a centre island, designated dining area, and sleek bifold doors that open directly onto the rear garden, creating an effortless indoor-outdoor flow. Off the kitchen, there is also a convenient utility room. Returning to the entrance hall, you'll find access to the large living room, which in turn leads into a substantial conservatory — an ideal space for relaxing or entertaining. Additionally, the ground floor benefits from a separate reception room, perfect as a home office, study, or snug. Internal access to the double garage is also available from the hallway, adding a touch of everyday practicality. Upstairs, the property boasts four well-proportioned bedrooms. The principal bedroom enjoys the benefit of an en suite, while a modern family bathroom serves the remaining bedrooms, making this an ideal layout for growing families. Outside, the rear garden is south/westerly facing offering a fully enclosed private, safe space for children and pets. The garden is mainly laid to lawn with a patio area, perfect for al fresco dining. There is also a charming garden room with power and lighting, offering additional versatility — whether as a home office, gym, or hobby room. Side access to the property adds further convenience. To the front, a good-sized driveway provides ample parking for several vehicles, enhancing the home's impressive curb appeal. Homes in this location and of this quality rarely come to the market.

FEATURES

- 360 Virtual Tour Available
- Outstanding Detached House in Sought After Location
- Four Bedrooms and Main With En Suite Shower Room
- Double Garage & Driveway Parking
- Sought After Location Close to Local Amenities
- Fantastic Garden Room With Power and Lighting
- Kitchen/Diner Leading onto Rear Garden
- UPVC Double Glazing & Gas Central Heating
- Three Reception Rooms Downstairs
- EPC - C and Council Tax Band F



ROOM DESCRIPTIONS

Entrance

Access over good sized driveway leading to main front door opening through to;

Entrance Hall

With access to most downstairs rooms including the snug/office, an additional internal door goes off to the double garage which has power and lighting, you also have access to your downstairs cloakroom, lovely kitchen/diner and good sized living room which leads to your conservatory, stairs rise to the first floor landing.

Kitchen/Dining Room

11' 6" x 25' 1" (3.51m x 7.65m) A fantastic sized room with Bifold doors leading to rear garden aspect. You also have a UPVC double glazed window with rear aspect. The kitchen comprises of a range of wall and base units inset sink and drainer with mixer taps over. You have an eye level double oven and an integrated AEG hob which is built into the center island with an extractor fan above, you also have space for a fridge/freezer an integrated dishwasher, integrated waste disposal unit and ceiling speakers. Space for a dining room table is available and a door will open through to;

Utility Room

5' 8" x 6' 8" (1.73m x 2.03m) UPVC double glazed obscure door to side aspect, range of wall and base units inset sink and drainer, space and plumbing for washing machine, space for tumble dryer.

Downstairs WC

Low level WC, vanity wash hand basin and radiator.

Snug/Office

9' 7" x 10' 2" (2.92m x 3.10m) UPVC double glazed window to side aspect, radiator.

Living Room

20' 3" x 14' 6" (6.17m x 4.42m) UPVC double glazed bay windows to front aspect, radiator and fireplace with UPVC double glazed doors opening through to;

Conservatory

13' 6" x 12' 9" (4.11m x 3.89m) Range of UPVC double glazed windows with multiple aspects of the rear garden, French doors opening out to garden and the conservatory also benefits from a solid roof which makes it a great all year round room and also has its own radiators,

Stairs Rising to First Floor Landing

Bedroom One

11' 3" x 14' 1" (3.43m x 4.29m) UPVC double glazed windows to front aspect, radiator and built in wardrobes, door through to;

En Suite

6' 1" x 6' 10" (1.85m x 2.08m) UPVC double glazed obscure window to side aspect, fully enclosed shower with sliding door and fitted waterfall shower, low level WC and a vanity wash hand basin, heated towel rail.

Bedroom Two

10' 7" x 11' 3" (3.23m x 3.43m) UPVC double glazed window to front aspect, radiator.

Bedroom Three

9' 4" x 14' 5" (2.84m x 4.39m) UPVC double glazed window to rear aspect, radiator and built in wardrobes.

Bedroom Four

11' 3" x 8' 5" (3.43m x 2.57m) UPVC double glazed window to rear aspect, radiator and built in storage cupboard.

Bathroom

6' 1" x 6' 11" (1.85m x 2.11m) Velux window to ceiling, fully enclosed shower with sliding doors and fitted waterfall shower, low level WC, vanity wash hand basin and heated towel rail.

Double Garage

16' 9" x 16' 10" (5.11m x 5.13m) Two garage doors opening to front driveway, UPVC door and window to rear aspect, power and lighting with storage above.

Rear Garden

Fully enclosed rear garden mainly laid to lawn and patio with garden room and access to side of property.

Garden Room

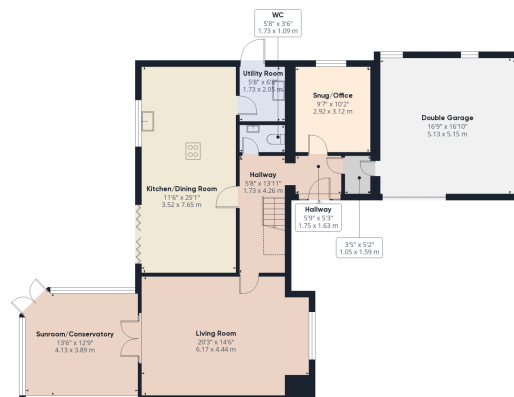
Currently split into two rooms, this is perfect for a workshop or office.

Front

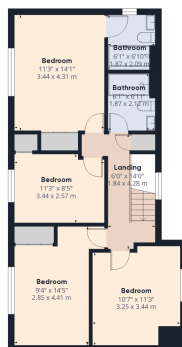
Parking for up to four cars



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area^(a)

2018.91 ft²
187.56 m²

Reduced headroom
13.71 ft²
1.27 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

