

Combe Avenue, Portishead, Bristol, Somerset. BS20 6JS

£575,000 Freehold

FOR SALE



www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly desirable Combe Avenue, Portishead, this stunning three-bedroom semi-detached residence boasts an array of exceptional features and forthcoming enhancements that promise unparalleled living. With meticulous attention to detail, this home is perfectly suited for families seeking comfort, space, and the potential for personal customization. The property comes with planning permissions in process for a double-storey extension. This ambitious project includes plans for a vast open-plan living area, a utility room, an enhanced garage, and two additional double bedrooms, each with its own en-suite bathroom, further amplifying the home's appeal and value. The main house unfolds over three meticulously planned floors, featuring a cozy living room, a spacious kitchen diner with patio doors that open to an expansive garden, a convenient downstairs toilet, and a utility room. The thoughtful layout ensures a seamless flow and abundant natural light throughout. This home addresses all your parking needs with off-road parking for multiple cars and a garage, ensuring convenience and security for your vehicles. You have a welcoming living room, kitchen dining area with direct garden access, downstairs toilet, and utility room, Two well-proportioned bedrooms and a family bathroom, offering comfort and privacy upstairs with a luxurious main bedroom complete with an en-suite, providing a peaceful and private sanctuary on the top floor.

FEATURES

- Planning Going Through for Two Storey Extension
- 360 VIDEO TOUR AVAILABLE
- Semi Detached House
- Three Bedrooms
- Converted Loft
- Great Size Garden
- Garage
- Parking
- Sought After Location
- Close to Amenities



ROOM DESCRIPTIONS

Entrance

Driveway leading up to UPVC double glazed door opening through to

Entrance Hall

Inner porch with radiator and window to side aspect with doorway opening through to main hallway with radiator, doors through to lounge and kitchen and stairs rising to first floor landing

Lounge

13' 5" x 12' 4" (4.09m x 3.76m) UPVC double glazed window with front aspect, radiator.

Kitchen/Diner

8' 11" x 15' 8" (2.72m x 4.78m) into 10' 0" x 14' 2" (3.05m x 4.32m) UPVC double glazed french doors opening into garden, UPVC double glazed window to side and rear aspect, range of wall and base units inset sink and drainer with mixer taps over and hot water tap, integrated oven and grill with microwave, integrated dish washer, integrated fridge/freezer, integrated 900 wide induction hob with extractor over.

Downstairs Cloakroom

Low level WC, wash hand basin, wall mounted boiler

Utility Room

Space and plumbing for washing machine, space for tumble dryer, space for fridge freezer, doors to rear garden and also front driveway, radiator

Stairs Rising to First Floor

Bedroom

11' 10" x 10' 10" (3.61m x 3.30m) UPVC double glazed window to front aspect, radiator and built in sliding wardrobes

Bedroom

9' 0" x 11' 1" (2.74m x 3.38m) UPVC double glazed window to rear aspect, radiator.

Bathroom

UPVC double glazed obscure window to rear aspect, fully enclosed shower cubicle with hand held and fitted shower attachment, low level WC, vanity wash hand basin and heated towel rail

Stairs Rising to First Floor Landing

What use to be the third bedroom is now being used as an inner hallway with UPVC double glazed window to front, radiator and stairs rising to

Bedroom

13' 9" x 10' 0" (4.19m x 3.05m) UPVC double glazed windows with rear aspect views, radiator, built in storage, opening through to;

En Suite

6' 11" x 6' 4" (2.11m x 1.93m) Low level WC, wash hand basin and bath with UPVC double glazed window to rear aspect views

Rear Garden

Fully enclosed exceptional size rear garden which has a fantastic patio area for dining, artificial lawn, shed to rear and great size outbuilding

Outbuilding

10' 3" x 18' 4" (3.12m x 5.59m) UPVC double glazed french doors to garden, power and lighting, multiple use

Garage

Up and over door to front



FLOORPLAN & EPC



Approximate total area⁽¹⁾
 1354.98 ft²
 125.88 m²

Reduced headroom
 11.73 ft²
 1.09 m²

(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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