

Conference Avenue, Portishead, Bristol, Somerset. BS20 7LF

Offers in Excess of £490,000 Freehold

**FOR SALE**





## PROPERTY DESCRIPTION

HOUSE FOX PRESENTS...WOW WHAT A GORGEOUS HOME WE HAVE HERE.... The current seller has refurbished and upgraded this detached house over the last couple of years, and you now have an immaculate three bed detached house in this highly sought after road in Portishead, which is within a 10 minute walk of the Marina, with its array of shops, cafes, bars and restaurants.

The house comprises lounge, new fitted kitchen/diner with double doors to the conservatory, cloakroom, 3 double bedrooms all with built in wardrobes, lovely ensuite shower room, family bathroom, plus gas central heating, double glazing, blocked paved driveway to the garage, and a wonderful landscaped rear garden.

So if you're looking for a home in a sought after road, want to just move in, and love to entertain in the garden, then call House Fox estate agents today

## FEATURES

- Superb detached home
- Conservatory
- 3 double bedrooms
- Garage and Driveway
- Open Plan Kitchen/Diner
- Ensuite To Main Bedroom
- UPVC Double Glazing
- Lovely landscaped rear garden
- Sought after road
- EPC-C



## ROOM DESCRIPTIONS

### Entrance

Enter via double glazed door, UPVC double glazed window to side.

### Cloakroom

UPVC double glazed obscure window with side aspect, low level WC, pedestal wash basin with mixer taps over.

### Lounge:

17' 1" x 10' 8" (5.21m x 3.25m) UPVC double glazed window with front aspect, radiator. Door opening through to

### Kitchen/Diner

18' 3" x 7' 4" (5.56m x 2.24m) Range of wall to base units, inset sink and drainer, integrated four ring gas hob with extractor fan over. space and plumbing for dish washer, integrated fridge freezer, wine cooler and built in microwave, UPVC double glazed window with rear garden aspect. UPVC double glazed french doors opening through to

### Conservatory

9' 4" x 8' 6" (2.84m x 2.59m) UPVC double glazed windows with rear garden aspect, french doors opening onto rear garden

### Inner Hallway

UPVC double glazed window with side aspect, internal door though to

### First Floor Landing

Doors leading to all rooms, radiator, storage cupboard. UPVC double glazed window with side aspect.

### Bedroom One

11' 3" x 10' 11" (3.43m x 3.33m) UPVC double glazed window with rear aspect, built in double wardrobes, radiator, door to

### En Suite

UPVC double glazed window with side aspect, pedestal wash basin, low level WC, shower cubicle housing shower attachment.

### Bedroom Two

11' 4" x 8' 7" (3.45m x 2.62m) UPVC double glazed window with front aspect, built in wardrobe, radiator.

### Bedroom Three

9' 0" x 7' 11" (2.74m x 2.41m) UPVC double glazed window with front aspect, built in wardrobe, radiator.

### Bathroom

UPVC double glazed obscure window with rear aspect, paneled bath with shower attachment over, vanity wash basin with mixer taps over, low level WC.

### Rear Garden

Landscaped garden, with artificial grass, patio area, raised borders with white chippings, outside tap, side entrance to front of property

### Front

Block paved driveway leading to the GARAGE, with part shrub border

### Garage

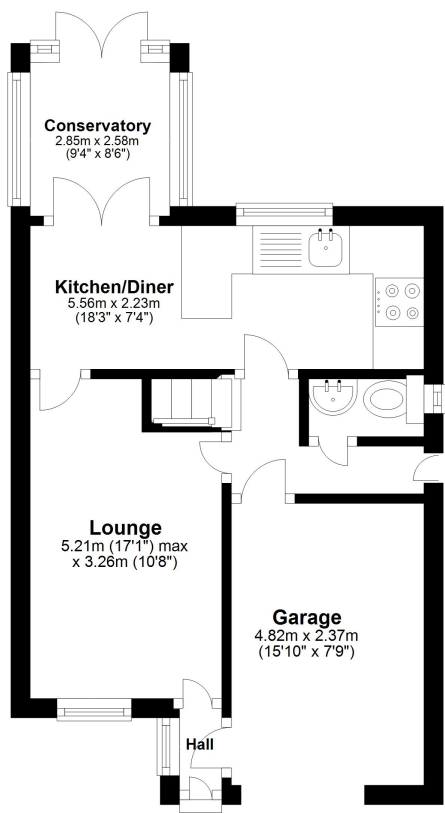
Power + lighting, wall mounted gas combination boiler, electric roll garage door leading to front driveway





FLOORPLAN & EPC

Ground Floor



First Floor

