



Lindsey Close,

**£305,000**



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# Lindsey Close, Portishead, Bristol

## £305,000

A wonderful opportunity to live in a three bedroomed semi-detached home which is perfectly positioned at the end of a quiet cul-de-sac. Built in the 90's our property sits on a nicely maturing Wimpey development, this much loved family home coming to market for the first time since new. With three bathrooms (ensuite to the master) and a family bathroom upstairs, downstairs you will find a lovely light living room which opens through to the dining room overlooking the pretty rear garden. The kitchen is well fitted and again overlooks the gardens, there is also a very useful W.C leading from the hallway. We would be delighted to arrange a viewing of this lovely property for you, don't hesitate to call our office.

### ENTRANCE HALL

With Upvc composite front door opening to the entrance hallway with stairs to first floor, ceiling light, wall light, radiator and door to:

### CLOAKROOM

Upvc window to front fitted with obscure glass, wall hung wash hand basin with tiled splashback, low level W.C and radiator.

### KITCHEN

3.43m x 2.51m (11'3" x 8'3")  
Fitted with a matching range of wall, base and drawer units with rolltop worksurfaces and tiled splashbacks, inset double drainer stainless steel sink unit, built in oven and ceramic four ring hob with extractor fan over, wall mounted fan heater, handy understairs larder cupboard, space for upright fridge freezer and space and plumbing for washing machine, Upvc composite door to the rear gardens.

### SITTING ROOM

4.80m x 3.02m (15'9" x 9'11")  
From the entrance hallway door into the wonderfully light sitting room with Upvc double glazed window to front, ceiling light and radiator, open archway through to:

### DINING ROOM

3.02m x 2.51m (9'11" x 8'3")  
With Upvc double glazed patio doors opening to the garden, ceiling light and radiator.

### LANDING

With Upvc double glazed window to side, ceiling light, laundry cupboard with radiator, built in storage cupboard, access to loft space which has a ladder and light and where the combination boiler will be found.

### MASTER BEDROOM

3.30m x 2.67m (10'10" x 8'9")  
The master bedroom has a Upvc double glazed window to the front, radiator, ceiling light and wall light with the advantage of triple built in wardrobes, door to;

### ENSUITE

With a low level W.C, pedestal wash hand basin with attractive tiled splashback, fully tiled shower cubicle, radiator and ceiling light.

### BEDROOM TWO

2.97m x 2.95m (9'9" x 9'8")  
Fitted with Upvc double glazed window to rear gardens, radiator and ceiling light.

### BEDROOM THREE

2.41m x 2.39m (7'11" x 7'10")  
Being to the front of the property with Upvc double glazed window, ceiling light and radiator.

### BATHROOM

Fitted with a matching suite of low level W.C, pedestal wash hand basin with tiled splashback, panelled bath with shower over and part tiling to the walls, Upvc double glazed window to the rear fitted with obscure glass, radiator, spotlights to the ceiling.

### FRONT GARDEN

The front gardens are primarily laid to lawn with a path to the front door, parking to the side for two cars and a very useful gate giving access to the rear gardens.

### REAR GARDEN

The private rear gardens are so very well maintained and offer a pretty area in which to sit for summer dining directly accessed from the kitchen, this dining area effortlessly leads to a lawned garden with mature areas of planting with the family Christmas Tree and a garden shed, there is plenty of room for garden tubs and furniture, outside tap.

### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### All Measurements

All Measurements are Approximate



For full EPC please contact the branch

