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Seaview Road, BS20

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A spacious three double bedroom family home with a superb open plan kitchen dining room which adjoins the well maintained and generous rear garden. The property also benefits from sea views and a home office.

### ACCOMMODATION

Lounge with wood burner

Kitchen/Dining Room

Master bedroom with en-suite

Two additional double bedrooms

Modern bathroom

Attractive garden

Home office

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## DESCRIPTION



A generous three double bedroom detached property that would ideally suit a family or those looking for single storey living.

The property is presented to a high standard throughout and has undergone a number of improvements during our clients tenure, the most notable of which is the impressive rear extension which is home to the generous kitchen/dining room.

Upon arrival at the property a driveway at the front provides off street parking for 3 vehicles, a pathway continues past the side of the property towards the utility room and rear garden.

A set of steps from the driveway leads to the deck terrace which offers an elevated sea view. Beyond the decked area is the traditional front door which leads through to the lounge.

The lounge itself is a generous dual aspect principal reception room, with a wood burning stove and a door which leads to the inner hallway. Once in the inner hallway, doors lead to the bedrooms and bathroom. At the far end of the hallway is the kitchen/dining room.

The dual aspect master bedroom is located at the front of the property and like the lounge is a well proportioned room. The master bedroom also has an en-suite shower room, with a walk-in shower, WC and basin.

Next to the master bedroom is the family bathroom. The bathroom offers a modern suite with a slipper bath, separate shower enclosure, WC and basin as well as complimentary wall and floor tiles.

Also accessed from the hallway are the two additional bedrooms, both of these rooms will accommodate a double bed.

At the far end of the hallway is the impressive kitchen/dining room. This light and airy room, with its vaulted ceiling and bi-fold doors is a fantastic space for day to day living and entertaining. The bi-folds open to the garden and this really helps to merge the two areas and create a real sense of openness. The kitchen/dining room also benefits from underfloor heating.



The kitchen is fitted with a range of modern wall and floor units which includes a range of integrated appliances, there is also ample work surface space which culminates into a breakfast bar. Next to the kitchen is the utility room, with a door to the side which is used for day-to-day entry into the property, very handy, especially for mucky dogs or children.

The garden at the rear is well maintained and offers a large patio which adjoins the rear of the property. There are also areas of lawn, matured beds and a raised patio area which enjoys the views and evening sun. The garden also houses the home office/gym with underfloor heating, this is perfect for those looking to work from home, the office has light and power connected, with its own consumer unit.

### SITUATION

The prominent town of Portishead has a long and fascinating history and a simply stunning location – with sweeping views over the Severn Estuary (spot Cardiff to the south and delight in the skyline of the Brecon Beacons) and some of the most incredible sunsets, it really is a lovely place to live.

The ease of access to excellent schools and a wealth of leisure, medical and recreational facilities provide all amenities at a stone’s throw. The Victorian high street is full of boutique shops, bars and restaurants and the coast road is a pleasure to drive or meander along. Transport links are excellent. Just 8 miles from Bristol, and thirty minutes from Weston-Super-Mare, the commute is a doddle - and with Bristol International Airport approximately 25 minutes away, travelling further afield couldn’t be easier.

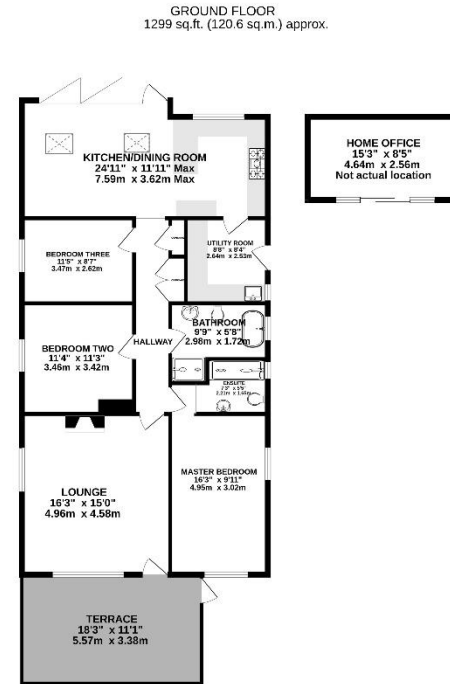
Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities as well as a cinema. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Nailsea and Backwell, Shirehampton and Parson Street Stations.

### GENERAL

Tenure – Freehold. Services - Mains water, mains gas, mains electricity.  
 Postcode – BS20 8HJ. Energy Performance Certificate – C. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777.

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TOTAL FLOOR AREA: 1299 sq. ft. (120.6 sq. m.) approx.  
 We have measured the floor area to the best of our knowledge and belief. Measurements of this kind are not always exact and should not be relied upon as a guarantee. This plan is for illustrative purposes only. It is not intended to be a contract. The actual floor area may vary slightly from the above. We do not warrant the accuracy of the above measurements. Measurements are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Northwood have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

