



10 STAFFORD ROAD,
PORTISHEAD, BS20 6YJ

**GOODMAN
& LILLEY**



TASTEFULLY EXTENDED THIS SPACIOUS THREE BEDROOM DETACHED PROPERTY WOULD MAKE AN IDEAL FAMILY HOME! THE TRUE HEART OF THIS HOME IS THE EXTENDED KITCHEN/LIVING/DINER, MAKING THE PERFECT SPACE TO ENTERTAIN. POSITIONED IN A QUIET CUL-DE-SAC THE, THE PROPERTY IS WITHIN WALKING DISTANCE OF BOTH PRIMARY AND SECONDARY SCHOOLS.

A charming three-bedroom detached home located on Stafford Road in the desirable area of Brampton Way. This property boasts a spacious extended ground floor, featuring a delightful kitchen/living/diner perfect for entertaining family and friends.

One of the standout features of this property is the convenience of driveway parking, ensuring you never have to worry about finding a spot after a long day. Additionally, the private rear garden offers a tranquil space to unwind and enjoy the outdoors.

Situated within walking distance to both primary and secondary schools, this home is ideal for families looking for a convenient and family-friendly location. Don't miss the opportunity to make this lovely house your new home in Portishead.

Accommodation comprising

Entrance

A part glazed door opens into a spacious entrance with Doors to the downstairs WC, boiler/store room and living room. Open to the Kitchen diner and stairs rising to the first floor.

Kitchen/diner

recently modernized to a great standard, this stunning open plan space is ideal for entertaining family and friends. A range of matching wall and base units with stone effect surface over, corner full height larder store. Inset stainless steel and glass sink, induction hob with extractor, built in double oven, dishwasher, space for washing machine and fridge freezer. Ample space for a large dining room table, double doors and a window to the rear leading onto the lean-to and window to the side aspect.

Lounge

An exceptionally bright room with a large window to the front aspect overlooking the front garden

Landing

Flooded with natural light from a side aspect window, doors to all bedrooms, family bathroom and hatch providing access to the loft space.

Bedroom One

A fantastic, light filled double bedroom with a large window to the front aspect and built in wardrobes with mirror fronted sliding doors.

Bedroom Two

A double bedroom with window to the rear aspect and fitted wardrobes.

Bedroom Three

A light filled bedroom with window to the rear overlooking the garden.

Bathroom

A modern family bathroom fitted with a three piece suite comprising; low level WC, pedestal sink and p shaped bath with shower over and glass screen. Fully tiled walls and flooring and window to the side aspect.

Garage and parking

A detached garage to the side of the property accessed via a side driveway, up and over over, window and courtesy door to the side aspect, power and light.

Garden

A low maintenance garden with a patio area, decorative shingle, Hard standing and arbor currently housing a hot tub and Garden shed.

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- Three bedroom Detached
 - Walking distance to to both primary and secondary schools
 - Large kitchen/diner
 - Garage
 - Cul-de-sac location
 - Extended ground floor
 - Driveway parking
 - Private rear garden



GUIDE PRICE £450,000



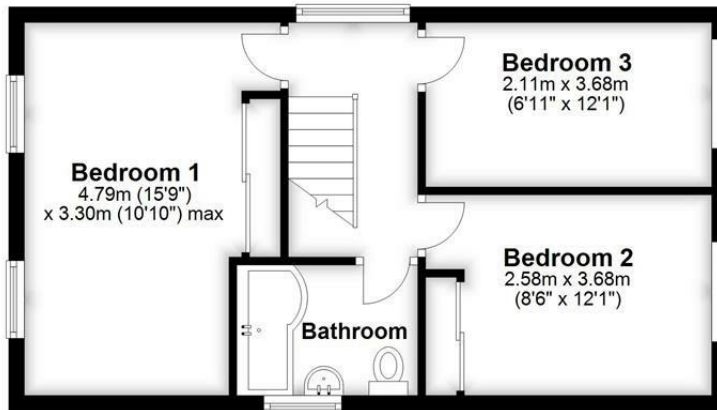
Ground Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 97.9 sq. metres (1053.9 sq. feet)

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