



4 Norfolk Road, Portishead, BS20 6YA
£385,000

Steven
Smith



This modern detached house is situated on the sought after Norfolk Road in Portishead and is offered to the market with no onward chain. The property boasts a spacious and contemporary layout ideal for family living. The ground floor features a welcoming entrance hall, a light filled living area, a wc and a fully fitted kitchen with dining space that opens onto the rear garden. Upstairs, there are three well proportioned bedrooms and a family bathroom. Externally, the property benefits from a private rear garden, a driveway providing off street parking and a garage. Located in a quiet and desirable residential area, it offers convenient access to local schools, shops, and amenities, making it an ideal home for those seeking comfort, style and convenience.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Tiled floor, stairs to first floor door to:

Cloakroom

White suite of WC, washhand basin, tiled floor and fully tiled walls, obscure window.

Walk in Cupboard 6' 3" x 5' 9" (1.90m x 1.75m)

Ideal for prams etc.

Sitting Room 15' 9" x 10' 10" (4.80m x 3.30m)

A window looks out onto the driveway, feature fireplace.

Kitchen/Diner 19'2" x 15'9" max 14'2" min

Fitted with a range of wall and base units with working surfaces, double electric oven, four ring gas hob with concealed extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, sink with mixer tap, breakfast bar. Tiled floor in the kitchen area, window to side. Opening to the dining area, wood effect floor, french doors and window to rear garden.

FIRST FLOOR

Landing. Window to side, access to loft space.

Bedroom 1 15' 9" x 11' 11" (4.80m x 3.63m)

Measurements include built in wardrobes. Two windows to front, spotlights.

Bedroom 2 11' 7" x 8' 7" (3.53m x 2.61m)

Measurements include a built in wardrobe. Window to rear.

Bedroom 3 11' 7" x 7' 0" (3.53m x 2.13m)

Measurements include a built in wardrobe. Window to rear.

Bathroom

Three piece white suite of WC, washhand basin, bath with electric Triton shower, fully tiled walls, tiled effect floor, obscure window, access to the airing cupboard housing the Worcester gas fired combination boiler.

OUTSIDE

From Norfolk Road a block paved driveway extends down the side of the property passing the front door and leading to the single garage. The front garden has been laid to stone shingle providing further off road parking and there is a raised area of established shrubs.

The Rear Garden

From the French doors in the kitchen/diner there is immediate access to a patio which opens up to a level lawn with a personal door to the garage. The garden has a fine array of established shrubs and trees to borders and offers a good amount of privacy.

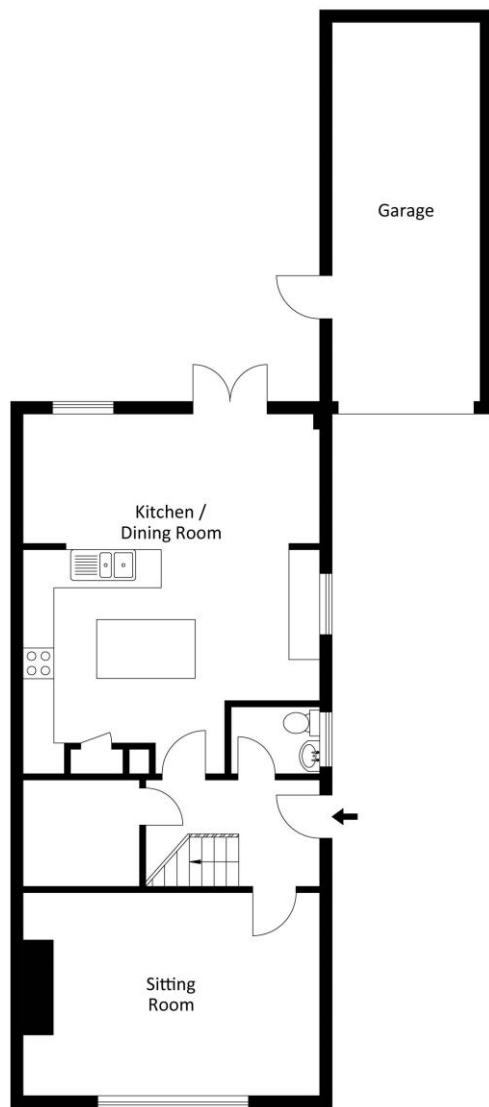






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Approx. Area 732.90 Sq.Ft - 68.10 Sq.M
(Total area includes garage)



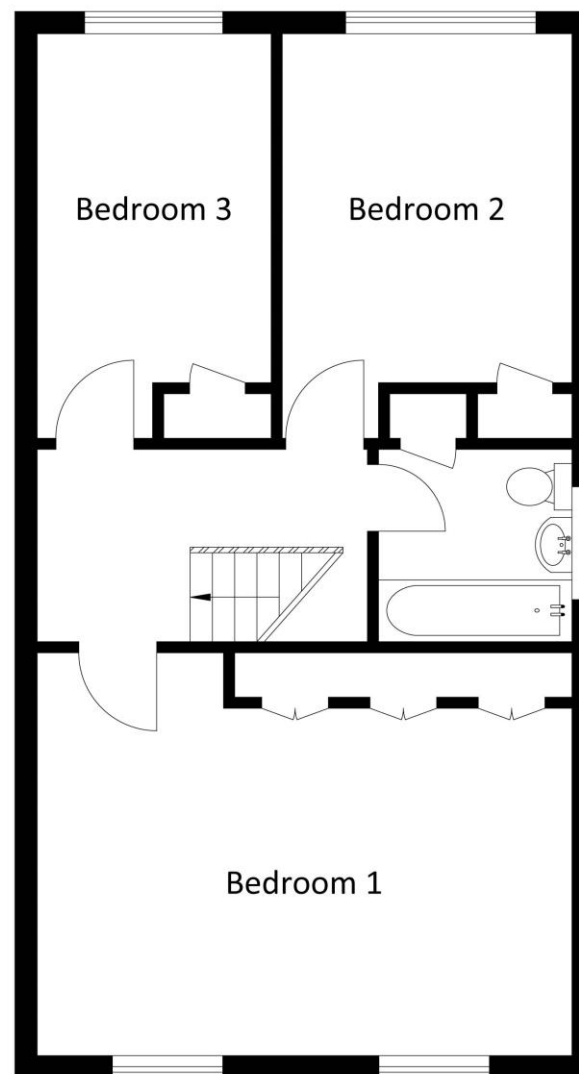
Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

4 Norfolk Road, Portishead

Approx. Area 473.90 Sq.Ft - 44.0 Sq.M



First Floor

For illustrative purposes only. Not to scale.

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Detached House



Freehold



3



Garden



1



D



1

EPC D



Gas Central Heating



Garage and Parking



Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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