



23 Prospect Road, Severn Beach, BS35 4QB

£320,000

115 Beach Road, Severn Beach, Bristol, BS35 4PQ

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are pleased to offer for sale this beautifully presented and thoughtfully extended three-bedroom family home, situated in a popular cul-de-sac location within Severn Beach. This spacious property offers well-balanced accommodation, ideal for modern family living. The ground floor briefly comprises an entrance porch, hallway, comfortable lounge, a stylish open-plan kitchen/dining room, utility room, downstairs cloakroom, office/games room, and a bike store/storage area created from the front part of the original garage. To the first floor there are three well-proportioned bedrooms and a contemporary shower room, finished to a high standard.

Further benefits include owned solar panels and battery, which significantly reduce electricity costs and can cover the property's electricity bills during the summer months. Externally, the property offers a driveway providing off-road parking and a fully enclosed rear garden, perfect for children, pets, and outdoor entertaining.

This fantastic home combines generous living space, practical features, and energy-efficient benefits, making it an ideal choice for families seeking a move-in-ready property in a desirable residential location.

The village of Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. The open aspects and beautiful walks along the Severn Estuary make it a perfect spot for walkers and dog owners alike. With local public transport into Bristol via the train or bus links and the close proximity of the M4/M5 interchange make it an ideal location for commuters.

The village itself has a Bakery, Hairdressers, Barbers, Café, Estate Agents and local convenience store with post office facilities. The village hall is home to lots of regular clubs and activities with playing fields outside and a playpark for children. Nearby The Mall at Cribbs Causeway; the premier shopping destination in the South West, is just a 6 mile drive away. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley and retail parks which cater for all your needs. With 'The Wave', England's first inland-surfing destination and 'Bristol Zoo Project' close by offering great entertainment opportunities for all ages.

Severn Beach has a local school within the village for children of primary school age and falls within the catchment area of Marlwood senior school and has easy access to local colleges and further education facilities.



ENTRANCE PORCH

Via upvc double glazed entrance door, upvc double glazed window to front, door to:

HALLWAY

With stairs to first floor, radiator, doors to:

LOUNGE

4.06m x 3.8m (13'4 x 12'6)

With upvc double glazed window to front aspect, upvc double glazed opaque window, log burner, understairs storage cupboard, radiator.

KITCHEN / DINER

4.78m x 3.15m (15'8 x 10'4)

With upvc double glazed window to rear aspect, upvc double glazed doors to rear garden, range of wall and base units with worktop over, 1½ bowl sink unit with mixer tap over, built in oven, built in microwave, induction hob and extractor hood over, integral dishwasher, radiator.

UTILITY ROOM

4.24m x 2.06m max (13'8 x 6'7 max)

With upvc double glazed window to rear aspect, upvc double glazed door to rear garden, range of wall and base units with worktop over, sink unit with mixer tap over, space for fridge freezer, space for washing machine, radiator.

DOWNSTAIRS CLOAKROOM

With rooflight, vanity unit with wash hand basin, wc.

OFFICE / GAMES ROOM

3.48m x 2.07m (11'1 x 6'8)

With skylight window, radiator, door to:

STORAGE AREA

With double doors to driveway, power and light, battery and inverter for solar panels.

LANDING

With upvc double glazed window to side, access to loft with loft ladder and light, doors to:

BEDROOM ONE

3.89m x 2.84m (12'9 x 9'4)

With upvc double glazed window to front aspect, built in 'Sharp' wardrobes, radiator.

BEDROOM TWO

2.84m x 2.8m (9'4 x 9'2)

With upvc double glazed window to rear aspect, built in cupboard housing combination boiler, radiator.

BEDROOM THREE

3.05m x 1.98m max (10' x 6'6 max)

With upvc double glazed window to front aspect, built in 'Sharp' cupboard over bulkhead, radiator.

SHOWER ROOM

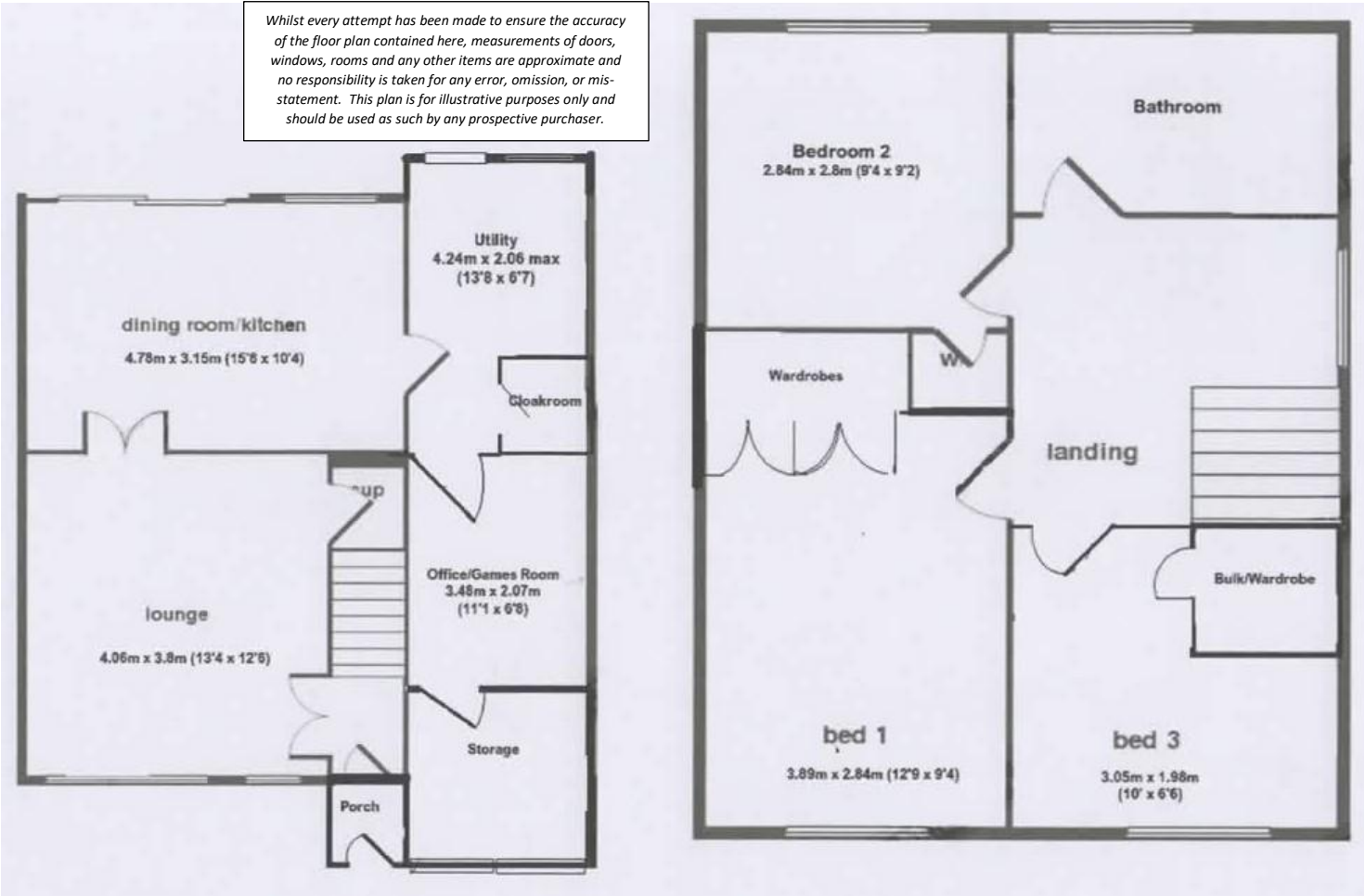
With upvc obscure double glazed window, shower cubicle with shower, vanity unit with inset wash hand basin, wc, heated towel rail.

FRONT

Driveway providing off street parking for two vehicles, shrub border, access to storage.

REAR

Fully enclosed garden mainly laid to lawn with patio area and raised seating area with retractable sunshade above, apple trees, garden sheds.



23 Prospect Road
Severn Beach
BRISTOL
BS35 4QB

Energy rating
B

Valid until
8 June 2032

Certificate number
4700-5017-0422-3105-3623

Property type	Semi-detached house
Total floor area	91 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TENURE: The vendor has advised us that the property is freehold.

Purchasers should obtain confirmation of this through their solicitor

- 1. These details are intended for guidance and to assist you in deciding whether to view the property.
- 2. Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
- 3. These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.