GOODMAN & LILLEY



5 BRUTON AVENUE, PORTISHEAD, BS20 8BW

GUIDE PRICE £450,000



5 BRUTON AVENUE
PORTISHEAD, BS20 8BW

- Detached Bungalow
- Two Double Bedrooms
- Potential to extend to the rear, subject to planning permission, to increase the footprint and enhance the accommodation
- Generous rear garden with excellent outdoor space
- Garage & Driveway
- Established, Quiet Residential Address
- Approximately 868.1 SQ FT
- Viewing Highly Recommended

The accommodation is accessed via an entrance porch, which leads into a welcoming hallway providing access to the principal rooms. The spacious lounge offers an inviting and comfortable setting for relaxation, with a large window allowing an abundance of natural light to flood the room and creating a bright, airy atmosphere. The separate dining area provides an excellent space for family meals and entertaining, conveniently positioned alongside the kitchen to create a practical and well-balanced layout for everyday living.

The kitchen is fitted with a range of wood-effect wall and base units, complemented by dark work surfaces and attractive, colourful tiled splashbacks, giving the room a warm and characterful feel. There is a gas hob with extractor hood above, together with space for a range of appliances and generous cupboard and worktop provision. A rear porch offers additional access to the garden, providing a useful transition between the indoor and outdoor areas and adding further practicality to the accommodation.

Both bedrooms are well-proportioned doubles, offering comfortable and versatile accommodation. The principal bedroom provides a pleasant space to unwind, while the second bedroom is equally adaptable and could be used as a guest room, home office or dressing room, depending on individual requirements.

The contemporary family bathroom is finished with modern grey fittings and comprises a bath with shower over and glass screen, wash hand basin, WC and useful fitted storage. The neutral décor and well-maintained presentation throughout enhance the property's welcoming appeal, while the thoughtfully arranged accommodation offers a comfortable and practical home, ready for its next owners to move in and enjoy.

A particularly appealing feature is the property's generous rear garden, which offers considerable scope for those wishing to enhance or extend the existing accommodation. The rear elevation incorporates the kitchen, dining area and principal bedroom, presenting an interesting opportunity to explore a substantial rear extension, subject to the necessary planning permissions and building regulations. Several neighbouring properties have undertaken similar extensions, providing an indication of the potential to increase the property's footprint and create more spacious, contemporary living areas. Importantly, the size of the garden means that an extension could potentially be accommodated without significantly compromising the outdoor space. This combination of comfortable existing accommodation, a generous garden and exciting potential for future improvement makes the property an attractive proposition for buyers looking to create a home tailored to their own requirements.





















OUTSIDE

The garden offers a wonderful combination of generous lawn space, established planting and attractive outdoor entertaining areas. A beautifully maintained lawn extends across the garden, bordered by mature hedging, colourful shrubs and well-stocked flower beds, creating a private and peaceful setting. The raised contemporary decking provides an ideal space for outdoor dining and relaxation, complemented by stylish fencing, potted plants with a sunny patio area, attractive landscaping and plenty of room for families and entertaining, this is a delightful outdoor space to enjoy throughout the year.

LOCATION

Bruton Avenue is situated within a popular residential area of Portishead, offering a convenient setting for families and commuters alike. The property is ideally placed for the highly regarded local schools, including High Down Infant and Junior Schools, with Gordano School also within easy reach. A short distance away, West Hill provides a useful range of everyday amenities, while Portishead's vibrant High Street, marina, cafés and restaurants are readily accessible. The town also offers an excellent choice of leisure facilities, green spaces and attractive coastal walks. A particularly exciting development for the area is the reintroduction of the Portishead railway line, which is progressing towards providing a direct rail connection to Bristol. The new service, including a station at Portishead and an intermediate station at Pill, is expected to significantly enhance the town's transport links, offering greater convenience for commuters and further strengthening Portishead's appeal as a place to live. With access to local amenities, schools, leisure facilities and improving transport connections, Bruton Avenue represents an excellent opportunity to enjoy the benefits of established Portishead living.

MATERIAL INFORMATION

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Council Tax Band: TBC

EPC: TBC

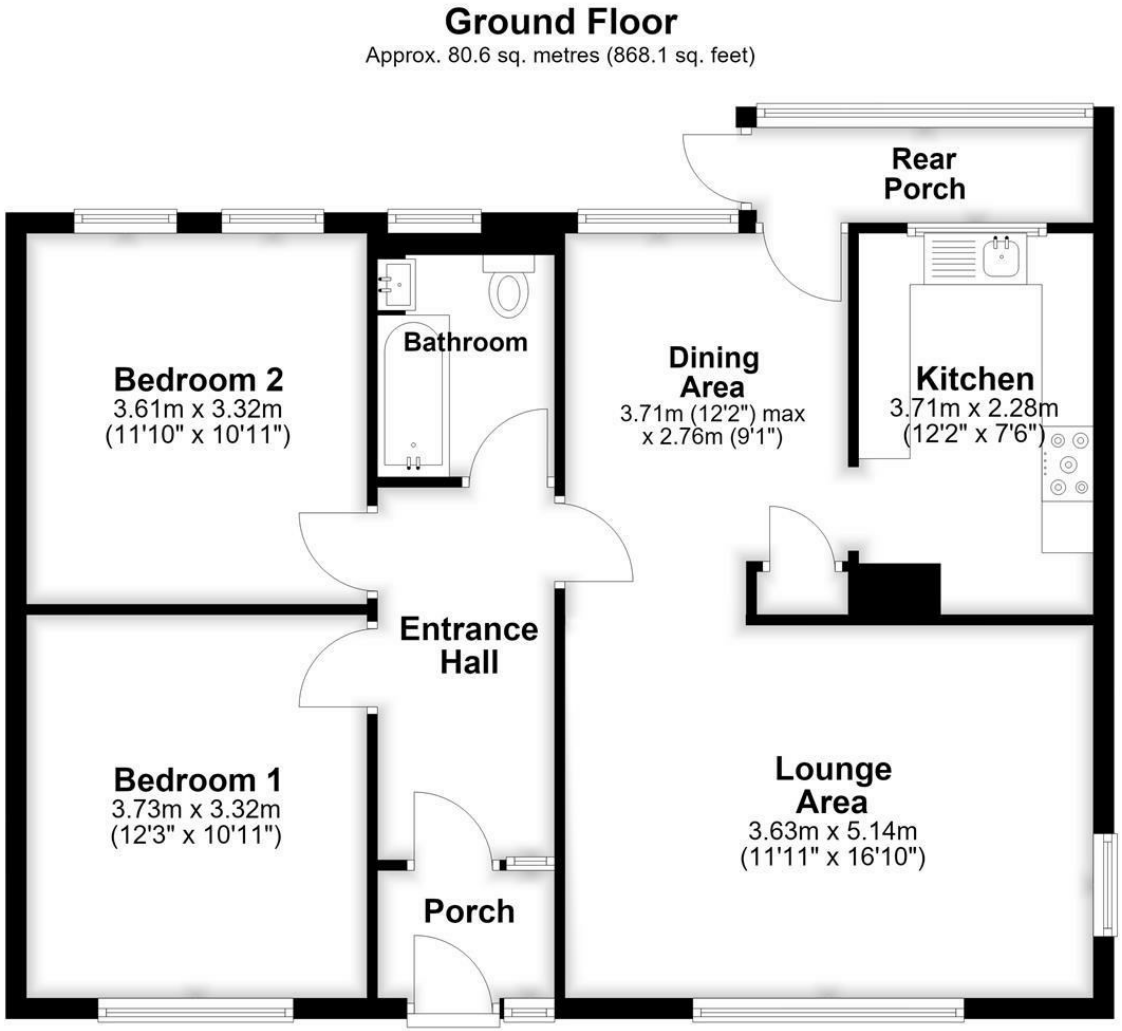
All mains services connected

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

5 BRUTON AVENUE

PORTISHEAD
BS20 8BW

FLOORPLAN



FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
868.10 SQ.FT

COUNCIL TAX BAND : D

RECEPTION ROOM : 2

BEDROOMS: 2

BATHROOMS : 1

FREEHOLD

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