



11 FALCON CLOSE, PORTISHEAD, BS20 6UT

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Occupying a peaceful position within a highly sought-after cul-de-sac, just a short stroll from the bustling High Street and its excellent range of shops, cafés and everyday amenities, this attractive detached bungalow offers deceptively spacious accommodation, generous gardens and extensive off-street parking. Properties of this nature are rarely available, particularly in such a convenient location, making this a fantastic opportunity for those seeking comfortable single-storey living. Offered to the market with no onward chain, an early viewing is highly recommended.

The property is approached via an entrance porch leading into a welcoming hallway, providing access to the principal accommodation. At the front of the home, the impressive living room is wonderfully light and airy, benefiting from a large picture window and Velux rooflight which flood the room with natural light. A feature fireplace creates an attractive focal point, whilst glazed double doors open through to the kitchen, providing an excellent flow for both everyday living and entertaining.

The kitchen/breakfast room has been thoughtfully refitted with a range of wall and base units complemented by generous work surfaces. There is ample space for appliances and a useful storage cupboard incorporating plumbing for a washing machine whilst housing the upgraded combination gas boiler. Double glazed doors lead directly into the conservatory, a delightful additional reception space overlooking the gardens and providing direct access outside, making it an ideal spot to relax throughout the seasons.

Both bedrooms are comfortable doubles. The principal bedroom enjoys a pleasant outlook over the rear garden and benefits from a comprehensive range of built-in wardrobes, whilst the second bedroom offers excellent versatility as a guest bedroom, home office or hobby room, complete with its own door providing direct access to the side. The accommodation is completed by a shower room, finished to an excellent standard with a large walk-in shower, vanity wash hand basin, concealed cistern WC and contemporary wall tiling. A separate cloakroom/WC adds further practicality for both residents and visiting guests.

Externally, the property occupies a generous plot with enclosed gardens extending to the front and rear. Designed for ease of maintenance, the gardens are predominantly laid to patio with attractive planted borders, mature shrubs and secure timber fencing, creating a private and peaceful environment for outdoor entertaining or relaxing. Double timber gates open onto an extensive parking area capable of accommodating numerous vehicles, whilst the front garden has been attractively landscaped with decorative gravel to provide an inviting approach.

LOCATION

Situated in a highly convenient position, Norfolk Road enjoys a largely level walk to Portishead's vibrant High Street, with its excellent range of shops, cafés, restaurants and everyday amenities. The property is ideally placed for families, being within easy reach of well-regarded primary schools and the highly sought-after Gordano School. Excellent transport links include regular bus services to Bristol, easy access to the M5 motorway network and the proposed reopening of the Portishead railway line, further enhancing connectivity. The Marina, coastal walks and leisure facilities are also nearby, making this a superb location for a wide range of buyers.

AGENTS NOTES

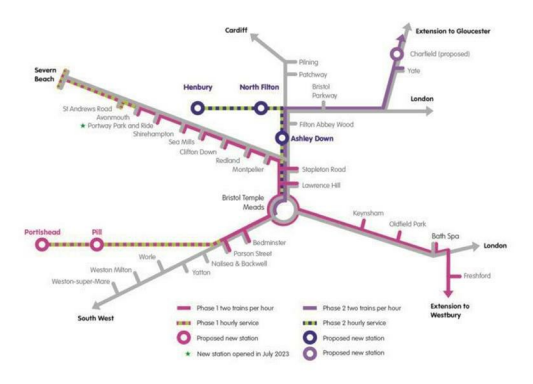
Tenure: Freehold

Council Tax Band: E

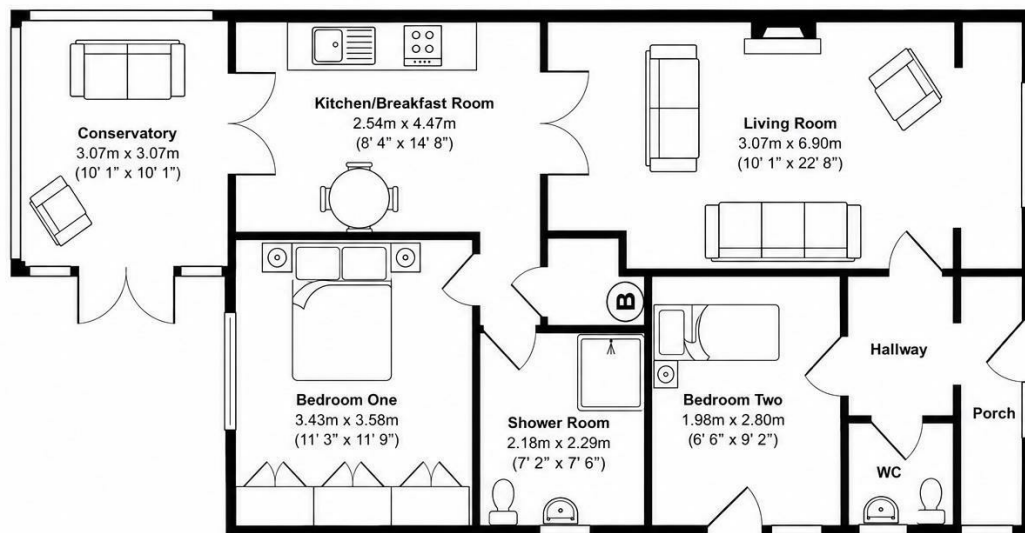
Local Authority: North Somerset Council

Utilities: Mains electricity, gas, water and drainage





FLOORPLAN



Total Area: 80.0 m² ... 861 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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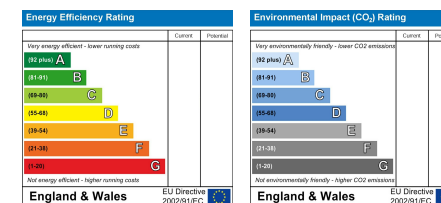
2 Bedrooms
Tenure - Freehold

1 Reception Rooms
Total 861.00 sq ft

1 Bathrooms
Council tax band - D

- Detached two bedroom bungalow
 - Quiet cul-de-sac setting
 - Enclosed private gardens
 - Potential To Extend Further

- Fantastic location within easy walking distance of the High Street
 - Extensive off-street parking for numerous vehicles
 - No Onward Chain
 - Spacious conservatory



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm