



## Heron Gardens

Portishead, North Somerset

£415,000

westcoast  
PROPERTIES

A deceptively spacious four bedroom detached family home in the highly sought after Heron Gardens. The home offers fantastic accommodation comprising of; a living room, dining room and large kitchen/breakfast room. To the first floor you will find four well balanced bedrooms, master with en-suite facilities and a separate family bathroom. The property sits in a generous plot with integral garage and parking for two vehicles. EPC Rating (D)



**ALL SIZES ARE APPROXIMATE. THE ACCOMMODATION COMPRISES:**

**Entrance** via secure hard wood double glazed door.

**Entrance Hallway** Radiator, coved ceiling and stairs rising to first floor landing. Glazed double doors to:

**Lounge** 11' 4" x 18' 4" into bay (3.45m x 5.58m) Hard wood double glazed box window to front aspect. Feature electric fireplace with ornate marble surround and facilities for a gas fire. TV point, coved ceiling and doors opening into:

**Dining Room** 11' 8" x 9' 0" (3.55m x 2.74m) Sliding patio doors to garden. Radiator, coved ceiling and door to:

**Kitchen/Breakfast Room** 15' 7" x 9' 9" (4.75m x 2.97m) Double glazed window to rear aspect. Secure UPVC double glazed door to rear garden. The kitchen is fitted with a matching range of base and wall units with a round edged worktop surface over. Breakfast bar. Stainless steel sink and single drainer unit with mixer tap over. Tiled splash backs, Space for fridge/freezer, plumbing for washing machine and dishwasher, built-in oven, four ring gas hob with pull out extractor hood over. Radiator, vinyl flooring and door to integral garage.

**Cloakroom** 2' 7" x 5' 5" (0.79m x 1.65m) Fitted with a two piece suite comprising of; a pedestal wash hand basin and low level WC. Radiator and tiled splash backs.

**First Floor Landing** Access to loft. Doors to bedroom one, bedroom two, bedroom three, bedroom four and the family bathroom. Door to airing cupboard.

**Bedroom One** 11' 6" x 11' 3" (3.50m x 3.43m) Hard wood double glazed windows. Double doors to two built-in wardrobes providing additional hanging rails and shelving. Door to:

**En-suite** 6' 2" x 6' 4" (1.88m x 1.93m) Fitted with a three piece suite comprising of; a deep panelled bath, pedestal wash hand basin and low level WC. Tiled splash backs and obscure hard wood double glazed window.

**Bedroom Two** 8' 8" x 11' 0" (2.64m x 3.35m) Double glazed window to rear aspect. Radiator. Built-in double wardrobe with additional hanging rails and shelving.

**Bedroom Three** 9' 6" x 7' 4" (2.89m x 2.23m) Hard wood double glazed window to rear aspect. Radiator. Built-in wardrobe providing additional hanging rails and shelving.

**Bedroom Four** 7' 4" x 6' 7" (2.23m x 2.01m) Hard wood double glazed window to rear aspect. Radiator, Built-in double wardrobes providing additional hanging rails and shelving.

**Bathroom** Double glazed obscure glass window to front aspect. Fitted with a three piece suite comprising of; a deep panelled bath with shower attachment over, pedestal wash hand basin with part tiled walls and low level WC. Tiled splash backs.

**Rear Garden** A level garden mainly laid to lawn with a variety of bushes and shrubs. Fully enclosed by wooden panel fencing.

**Front Elevation** Tarmac driveway leading to a integral garage with up and over door, power and light. Lawned area with mature bushes and shrubs.

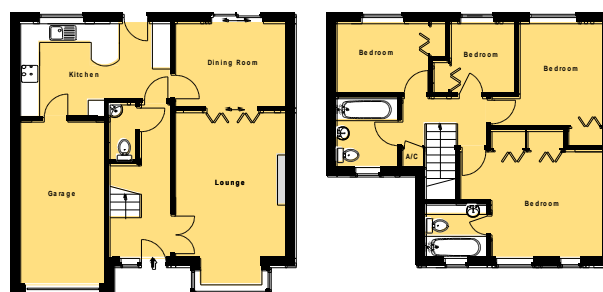
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**For a free market appraisal contact this office.**

**MONEY LAUNDERING REGULATIONS 2012**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Approx. Gross Area 1334 Sq.Ft - 123.9 Sq.M



Ground Floor

First Floor

For illustrative purposes only. Not to scale. 10242163

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. Floor Plan Produced by EPC Provision.com

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