



21 Leaside, Portishead, Bristol, BS20 6JL  
**£319,950 Freehold**

## 21 Leaside, Portishead, Bristol, BS20 6JL



- Cul de sac location
- Semi detached home
- Three bedrooms
- Reception room with wood burner
- Spacious kitchen/diner
- Family bathroom
- Good condition throughout
- Fabulous tiered rear garden
- Simply stunning views
- Single garage

This three bedroom semi detached family home has spectacular views over Portishead and the Gordano Valley towards Bristol. The property has a main reception room with a wood burner for the cold winter nights and a bright kitchen/diner ideal for entertaining with access to the lovely rear garden. The location of this property is excellent giving easy access to Portishead high street with its mix of independent traders and banks. Portishead is popular for its bars and restaurants, the marina, views out across the Bristol Channel and the lovely coastal walks all close by. The local transport links are M5 (jcn 19) 3 miles, Bristol Parkway 14 miles, and Bristol International Airport 12 miles (approx mileage for all)





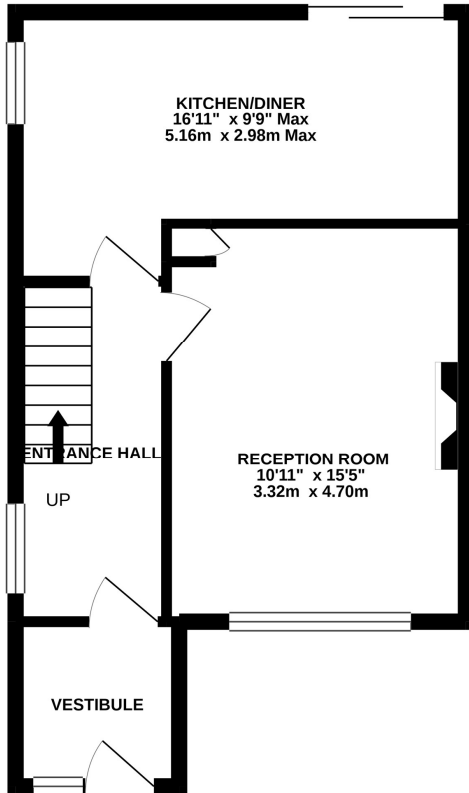
When you arrive at this property you are greeted by a lovely front garden with either steps down or a meandering gravelled path leading to the front door. When you enter the front door there is a spacious entrance porch with space for coats, shoes, a push chair and a door to the main entrance hall. The entrance hall has doors to the reception room and the spacious kitchen/diner. The main reception room is a good size and has a wood burner for those cold winter nights. There is a large double-glazed picture window with pleasant views over the front garden. The kitchen/diner is to the rear and is the full width of the property so allows plenty of space for entertaining. The kitchen area has a range of base and eye level units with ample work surface, there are built in appliances including an electric hob with an extractor hood over, a built-in oven and a dishwasher. There is space and plumbing for the washing machine and space for an upright fridge/freezer. The dining area enjoys the views to the rear and has double glazed sliding doors out to the rear garden and decked area for alfresco dining. Upstairs there is a spacious landing with built in airing cupboard and doors to the three bedrooms and the family bathroom. The master bedroom is to the front and has built in wardrobes. The second double bedroom is to the rear and has fantastic views over Portishead and the Gordano Valley towards Bristol. The third bedroom is to the front and is a single room with views over the front garden and the cul de sac. The family bathroom has a matching three-piece white suite with an electric shower and fantastic far reaching views.

Outside there is a lovely three tiered rear garden with a large decked entertaining space which enjoys the fabulous views and ideal for entertaining then to a lower lawned area to finally arrive at a rear decked area which is a tranquil spot to unwind and enjoy the summer evenings.

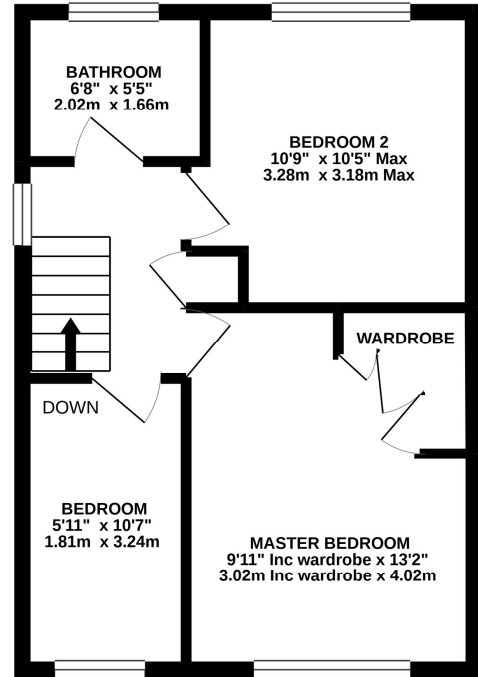
To the front there is a pleasant front garden with steps and a meandering path allowing access to the front door without steps. The property also benefits from a single garage in a nearby block and on street parking.



**GROUND FLOOR**  
396 sq.ft. (36.8 sq.m.) approx.



**1ST FLOOR**  
392 sq.ft. (36.4 sq.m.) approx.



**TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.**

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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