



4 Downleaze, Portishead, Bristol, Somerset, BS20 8BJ

Asking Price: £545,000



- Four double bedrooms
- Quiet cul-de-sac
- Driveway for 3–4 cars
- Large garage with Electric Door

- Spacious living room
- Wood-burning stoves
- Stunning kitchen/diner
- Granite island

- Bi-fold doors
- Principal en-suite
- Level rear garden
- Turnkey condition





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Beautifully presented throughout, this impressive four double bedroom semi-detached home occupies a quiet cul-de-sac position in Portishead and offers an exceptional combination of contemporary style, generous living space and excellent outdoor space. Ideally located for High Down School, public transport links and a range of local amenities, the property has been thoughtfully updated to create a truly special turnkey home.

Property Description:

The property has excellent kerb appeal, featuring attractive cedar wood cladding, anthracite grey windows and a block-paved driveway providing parking for three to four vehicles. There is also access to a larger than average garage, complete with an electric roller door.

Upon entering, the welcoming hallway provides access to the principal living spaces, with stairs rising to the first floor. The spacious living room has a cosy feel, featuring a large picture window that floods the room with natural light and a wood-burning fire providing an attractive focal point.

Kitchen/Diner/Living:

To the rear of the property is undoubtedly the heart of the home; a stunning open-plan kitchen, dining and living space designed perfectly for both everyday family life and entertaining. The contemporary kitchen is centred around a substantial granite island, incorporating an induction hob, inset sink with mixer tap and integrated dishwasher. There is excellent storage with a comprehensive range of units, complemented by a single oven, microwave oven, proving drawer and full-height integrated fridge.

The kitchen flows seamlessly into a relaxed seating area, where a freestanding wood-burning stove creates a warm and inviting atmosphere. Large bi-fold doors open directly onto the rear garden, allowing the inside and outside spaces to connect beautifully. To the side is a formal dining area, enhanced by stylish acoustic panelling.

A door from the kitchen leads into a separate utility room with space and plumbing for both a washing machine and condenser tumble dryer. There is also direct access to the garden, together with a modern ground floor WC with wash hand basin.

First Floor:

Upstairs, the spacious landing benefits from a Velux window, providing plenty of natural light and giving access to four genuinely well-proportioned double bedrooms. The principal bedroom enjoys a stylish en-suite shower room, complete with a large walk-in shower, vanity wash hand basin and WC.

The remaining bedrooms are served by a beautifully appointed three-piece family bathroom, which is fully tiled and features a panel bath with shower over, low-level WC and wash hand basin.

Outside:

Outside, the rear garden is another particular highlight. The level garden provides an excellent space for entertaining and family use, with a large decked area immediately adjoining the house, a generous lawn bordered by mature shrubs, trees and plants, and a further patio area to the rear.

A superb family home that has been carefully updated and finished to a high standard, offering stylish accommodation, excellent proportions and a fantastic garden in a desirable and peaceful Portishead location.

Material Information:

The Home Is Freehold.

Council Tax Band: D (£2,583.71 for the years 2026/27 - this is subject to change) EPC: C







VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

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websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

PLEASE NOTE:

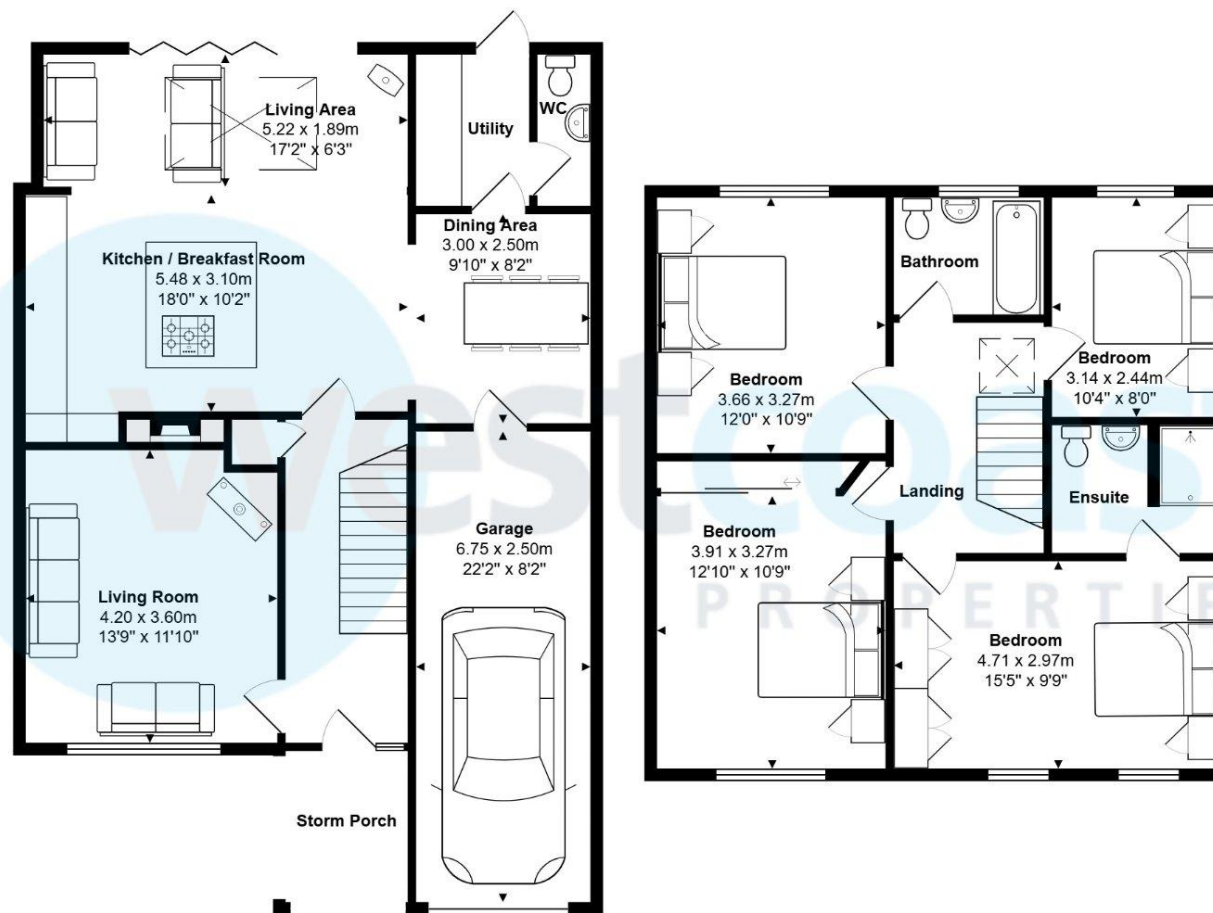
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not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Total Area: 155.7 m² ... 1676 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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