



381 PORTWAY

SHIREHAMPTON
BS11 9UF

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PORCH AND HALLWAY

13'11" x 7'3"

From porch, door leading into hallway, stairs rising to first floor

KITCHEN/BREAKFAST ROOM

10'0" x 15'0"

Window to rear aspect, skylight, fitted with a range of wall and base units, stainless steel gas 5 burner hob with stainless steel hood over. Integrated dish washer and fridge freezer. Stainless steel one and a half bowl sink, breakfast bar.

DINING ROOM

14'11" (into bay) x 12'06"

uPVC double glazed bay window to front aspect, solid oak flooring

LOUNGE

14' x 12'06"

Patio doors to rear aspect, open fireplace, solid oak flooring,

SUN ROOM

8'7" x 10'11"

Patio doors leading to rear garden, door into shower room

SHOWER ROOM

6'02" x 6'08"

Shower cubicle, low level wc, pedestal sink, plumbing for washing machine.

FIRST FLOOR LANDING

uPVC double glazed window to side aspect, access to loft space.

BEDROOM 1

14'2" x 11'7"

Bow window to front aspect

BEDROOM 2

13'5" x 12'5"

Window to rear aspect

BATHROOM

6'10" x 6'6"

Window to rear aspect, panel bath with mixer shower tap, low level wc, pedestal sink

BEDROOM 3

9'0" x 7'1"

Window to front aspect,

GARDENS

The rear garden is a lovely mature garden with plants and shrubs and a lovely log cabin at the bottom. There is also a children's play area and a large patio and built-in BBQ area.

GARDEN GAMES ROOM, BAR AND CINEMA

16'0" x 24'0"

A fantastic addition to the property, this impressive wooden shiplap cabin offers a versatile and stylish space, perfect for entertaining family and friends. Designed with leisure and enjoyment in mind, the cabin features its own bar area, dedicated cinema space and pool table, creating the ultimate setting for socialising and relaxing.

Whether enjoying a movie night, hosting a games evening or entertaining guests with a drink at the bar, this superb space offers a wealth of possibilities. Combining rustic charm with a fun and inviting atmosphere, the log cabin provides a unique retreat away from the main house and is ideal for those seeking a dedicated entertainment space.

GARAGE AND PARKING

16'2" x 7'10"

Via remote control Up and over door, power and electrics, combi-boiler. There is also parking for up to 3 cars.







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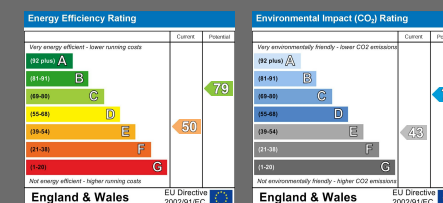
3 BEDROOMS
TENURE - FREEHOLD

3 RECEPTION ROOMS
IN ALL SQ.FT

2 BATHROOMS
COUNCIL TAX BAND - C

- Attractive three-bedroom double bay fronted semi-detached family home
- Two reception rooms offering versatile living space
- Upstairs Bathroom and Downstairs Shower Room
- Impressive garden cabin featuring a cinema area, pub and pool table
- Situated in a popular area of Shirehampton

- Spacious kitchen/breakfast room with integrated appliances.
- Bright and welcoming sunroom overlooking the garden
- Large south-facing rear garden, ideal for outdoor entertaining
- Garage providing additional storage and Parking for 3 vehicles.
- Ideal for families and those seeking flexible living and entertaining space



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