

Westering, Wolvershill Road, Banwell, Somerset. BS29 6DJ

£450,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the heart of the ever-popular village of Banwell, 'Westering' is an outstanding and beautifully presented detached dormer bungalow that effortlessly combines space, comfort, and versatility. Set within a generous plot, this attractive home enjoys superb kerb appeal with a well-maintained exterior and landscaped surroundings, offering a wonderful lifestyle opportunity for families, couples, or those seeking a peaceful retreat with excellent amenities nearby. As you approach the property, you are welcomed by a sizeable landscaped driveway, providing ample off-road parking for multiple vehicles. The attractive frontage is bordered by mature planting, enhancing the property's charm and curb appeal. To the rear, the property boasts a fantastic, private garden — a real highlight of the home. Predominantly laid to lawn with an extensive patio area, it offers the perfect space for entertaining, relaxing, or enjoying the outdoors. Mature shrubs and trees provide a tranquil setting, and the garden benefits from a sunny aspect throughout much of the day. Stepping inside, the entrance hall leads you into the heart of the home. The ground floor accommodation is generous and well thought-out, featuring a spacious lounge ideal for relaxing or entertaining guests. The kitchen is well-equipped with access to a separate dining room, perfect for family meals or formal dining occasions. Additionally, there is a very useful separate utility room, keeping household tasks conveniently tucked away. Also located on the ground floor are two well-proportioned bedrooms, offering flexibility for use as guest rooms, a home office, or further reception space if required. These are served by a modern family bathroom, creating a practical and stylish layout for day-to-day living. A staircase rises to the first floor, where you will find a further generously sized bedroom. This upper floor also benefits from its own bathroom, making it ideal as a master suite, guest accommodation, or for older children seeking their own space. 'Westering' represents a rare opportunity to acquire a substantial and flexible home in one of Banwell's most desirable locations. Whether you're looking for ground-floor living with room to grow, or simply a charming and spacious family home with plenty of outdoor space, this property has it all.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Detached Dormer Bungalow
- Three bedrooms ( Main with En Suite )
- Great Sized Driveway with Parking for Multiple Cars
- Stunning Sunny Rear Garden
- Separate Utility Room
- Modernised Throughout
- Sought After Location of Banwell



## ROOM DESCRIPTIONS

### Entrance

With double gates opening onto the driveway, the driveway is laid to patio with stone chipping and also turf, you have access to main front door which will open through to;

### Entrance Hall

With doors to both bedrooms, living room and kitchen, radiator and stairs rising to first floor.

### Living Room

14' 10" x 20' 1" (4.52m x 6.12m) UPVC double glazed french doors onto rear garden UPVC double glazed windows with rear aspect, three radiators and fireplace and space for living room furniture and possible dining table.

### Kitchen

9' 4" x 11' 2" (2.84m x 3.40m) A large uPVC double glazed window provides a pleasant outlook over the dining room, allowing plenty of natural light to flood the space. In addition, there is a further side-aspect uPVC window, enhancing the room's brightness and creating a dual-aspect layout. The kitchen is fitted with a comprehensive range of wall-mounted and base-level storage units, offering ample cupboard and drawer space. An inset corner sink with drainer and mixer taps over. The kitchen is further enhanced by a selection of high-quality integrated appliances, including eye-level double ovens for added convenience, a induction hob with extractor above, and a fully integrated dishwasher. Practicality is completed with ankle-level heating, ensuring a comfortable environment all year round.

### Dining Room

8' 10" x 10' 6" (2.69m x 3.20m) UPVC double glazed french doors to rear garden, UPVC double glazed windows to garden aspect, radiator and door through to;

### Utility Room

14' 11" x 7' 10" (4.55m x 2.39m) UPVC double glazed french doors to rear garden and UPVC double glazed obscure door to front aspect, range of base units with space and plumbing for washing machine, space for tumble dryer and space for fridge/freezer, radiator.

### Bedroom

9' 10" x 12' 4" (3.00m x 3.76m) UPVC double glazed window to front aspect, radiator.

### Bedroom

9' 9" x 11' 2" (2.97m x 3.40m) UPVC double glazed window to front aspect, radiator.

### Bathroom

6' 4" x 7' 9" (1.93m x 2.36m) UPVC double glazed obscure window to side aspect, low level WC, pedestal wash hand basin, bath with shower screen and shower over, heated towel rail

### Stairs Rising to First Floor Landing

### Bedroom One

14' 4" x 13' 3" (4.37m x 4.04m) UPVC double glazed windows to rear aspect, radiator an built in wardrobes.

### Shower Room

Porthole window, low level Wc, pedestal wash hand basin and fully enclosed shower cubicle with shoer attachment, radiator and eaves access.

### Rear Garden

This delightful property boasts a fully enclosed, sunny rear garden that offers both privacy and tranquility. The garden is predominantly laid to lawn, providing a generous green space perfect for outdoor activities, relaxation, or family enjoyment. Complementing the lawn are well-positioned patio areas, ideal for al fresco dining, entertaining guests, or simply enjoying the sunshine throughout the day. Mature shrubs and established borders add depth, color, and a sense of seclusion to the garden, creating a serene, landscaped environment. A convenient side gate provides direct access to the front of the property, enhancing ease of movement and practicality. Additionally, a spacious garden shed is situated within the garden, offering excellent storage for tools, outdoor equipment, or seasonal items.

### Front

The front driveway is finished with high-quality tarmac, offering ample parking space for multiple vehicles. Thoughtfully landscaped, the area features attractive stone chippings that add a stylish touch, as well as a neatly maintained lawn that enhances the property's curb appeal. A secure gate provides both privacy and peace of mind, making this an ideal outdoor space for families or those who value both convenience and security.



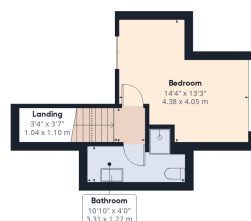




## FLOORPLAN & EPC



### Floor 0



Floor 1

Approximate total area<sup>(7)</sup>1238 ft<sup>2</sup>115.2 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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