

Hayward Avenue, West Wick, Weston-Super-Mare, Somerset.

BS24 7FR

£300,000 Freehold

FOR SALE



**HOUSE FOX**  
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## PROPERTY DESCRIPTION

HouseFox Estate Agents are delighted to present this beautifully maintained three-bedroom semi-detached home for sale, ideally located in the highly desirable West Wick area.

Perfectly positioned for commuters, the property is just a five-minute drive from Junction 21 of the M5, with easy access to Weston-super-Mare and its excellent range of amenities. Local transport links are also close at hand, with nearby rail and bus services, while the Morrisons retail park—offering shops such as Boots, Matalan and Costa—can be reached in just a few minutes.

This modern home offers a number of advantages over many neighbouring properties giving the impression of being a detached house & including a garage to the side with an adjoining driveway to the front.

The accommodation is exceptionally well-planned with a generous entrance hall setting the tone for the thoughtful layout, which in brief comprises: hall, cloakroom, kitchen, dining room and a good size lounge.

Upstairs, there are three bedrooms, with the primary benefiting from an en-suite, in addition to a family bathroom.

Immaculately presented throughout and offering versatile living space, this property is sure to attract much interest. An early inspection is highly recommended to fully appreciate all that this superb home has to offer.

## FEATURES

- Semi-Detached House
- Immaculate Condition
- Three Bedrooms
- Primary Bedroom with En-suite Shower
- Two Reception Rooms
- Garage & Driveway Parking
- Viewing Highly Recommended
- EPC - TBC
- Freehold



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Leading to Cloakroom, Lounge, Dining Room and Stairs to First Floor. Under stairs cupboard plus storage area.

#### Cloakroom

Modern fitted suite with matching decor, obscure double glazed window and radiator.

#### Lounge

Spacious Lounge with Double Glazed Window to front aspect.

#### Dining Room

Double Glazed Window to front aspect, Double Glazed Sliding doors to rear garden, wide archway to:

#### Kitchen

Modern kitchen with grey granite style worktop and gloss white base & eye level units. Integrated electric Oven and gas Hob with extractor over. Stainless steel one & quarter sink & drainer. Tiled splash-backs. Space for Fridge Freezer, washing machine. Double Glazed window to rear garden. Tile effect flooring.

### First Floor

#### Landing

Doors to all primary rooms. large airing cupboard, loft access, double glazed window to front aspect.

#### Primary Bedroom One

Double Glazed Window, Radiator, door to Ensuite.

#### En-suite

Modern suite including fully tiled Shower Cubicle with mains operated shower, WC and Wash Hand Basin, Radiator. Extractor.

#### Bedroom 2

Double Glazed Window, Radiator.

#### Bedroom 3

Double Glazed Window, Radiator.

#### Bathroom

Modern suite comprising bath, wash hand basin and WC, Feature mosaic tiled splash-backs. Radiator Obscure Double glazed window.

### Outside & Garage

To the front driveway parking for two vehicles leading to the:

#### GARAGE:

With roller door, power & light, useful eaves storage and personal door to garden.

#### Garden

A real feature of the sale is the super landscaped garden set over two levels, with the upper level laid to paved patio and stone chip areas for low maintenance. The lower level mostly grass. Gated access to front. Garden Shed & high fencing offering a good degree of seclusion.

### Agents Note

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







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