

Holland Street, Weston-Super-Mare, Somerset. BS23 2UP

£375,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Set on the ever-popular and sought after Holland Street, this charming period semi-detached home offers generous living space, character features and a wonderful sunny rear garden – making it an ideal purchase for families, first-time buyers or those looking to upsize within a desirable location. To the front of the property there is a good-sized driveway providing ample off-road parking, leading to a garage which offers additional storage or further parking options. The attractive façade hints at the character and warmth that continues throughout the home. Upon entering, you are welcomed by a spacious entrance hall which sets the tone for the well-proportioned accommodation. The living room is positioned to the front of the property and provides a cosy yet generous space to relax and unwind. The hallway also gives access to a convenient downstairs cloakroom and flows seamlessly into the dining area, creating a sociable layout that is perfect for both everyday family life and entertaining guests. The dining area opens into the kitchen, which is thoughtfully arranged to provide ample worktop and storage space. From here, stable doors lead into a superb L-shaped dining and sitting area – a wonderfully versatile space that could be used as a family room, garden room or additional entertaining area. With direct access out to the garden, this part of the home enjoys plenty of natural light and creates an effortless connection between indoor and outdoor living. Upstairs, the property continues to impress with three well-proportioned bedrooms, offering comfortable accommodation for a growing family, home working or guest space. The family bathroom serves this floor and is conveniently positioned to all bedrooms. Externally, the sunny rear garden provides a delightful outdoor retreat. Ideal for summer gatherings, children's play or simply enjoying a peaceful afternoon, the garden offers both space and privacy. The combination of driveway, garage and garden makes this home particularly appealing in such a desirable road. Holland Street remains a highly regarded location, known for its character homes and convenient access to local amenities, schools and transport links.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached House in Great Location
- Three Bedrooms
- Kitchen/Diner
- Garage and Off Road Parking
- Sunny Rear Garden
- UPVC Double Glazing + Gas Central Heating
- Conservatory onto Rear Garden
- Period Features
- Council Tax Band - B



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through to;

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Door to living room, dining area and downstairs cloakroom, stairs rising to first floor landing, double glazed window to rear aspect.

### Living Room

13' 10" x 17' 10" (4.22m x 5.44m) UPVC double glazed bay windows to front aspect, radiator and fireplace with space for living room furniture.

### Dining Area

11' 6" x 9' 3" (3.51m x 2.82m) Radiator and space for dining table with opening through to;

### Kitchen

9' 7" x 10' 3" (2.92m x 3.12m) Window to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and oven, space and plumbing for washing machine, space for fridge freezer and then space for alternative white good, stable door to;

### L Shape Dining Area

10' 5" x 5' 10" (3.17m x 1.78m) UPVC double glazed door to side aspect, space for dining table and this room extends into a;

### L Shape Sitting Area

8' 5" x 15' 11" (2.57m x 4.85m) UPVC double glazed french doors to rear garden, UPVC double glazed window to rear aspect, radiator.

### Downstairs Cloakroom

Low level WC, wash hand basin

### Stairs Rising to First Floor Landing

### Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m) UPVC double glazed window to front aspect, radiator and space for bedroom furniture.

### Bedroom Two

11' 6" x 7' 3" (3.51m x 2.21m) UPVC double glazed window to side aspect, radiator and space for bedroom furniture

### Bedroom Three

11' 9" x 6' 11" (3.58m x 2.11m) UPVC double glazed window, cupboard housing boiler.

### Bathroom

11' 7" x 7' 1" (3.53m x 2.16m) UPVC double glazed obscure window to rear aspect, low level WC, wash hand basin, bath with hand held shower, shower cubicle with shower attachment, radiator.

### Rear Garden

Enclosed rear garden laid to stone chippings with gate to driveway.

### Garage

Up and over door to front aspect

### Parking

Secure off road parking







FLOORPLAN & EPC

