

496 Locking Road, Weston-Super-Mare, Somerset. BS22 8QY

Offers in Excess of £650,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS... this stunning executive recently renovated 4 bedroom detached house with fully independent one bedroom annexe. A modern eco friendly property situated in easy access to all local amenities makes for the perfect family home/multi-generational living or huge income potential. Refurbished to an extremely high specification this home offers 4 double bedrooms, three with en-suite bathrooms and the fourth with a jack and jill style bathroom. The open plan living accommodation on the first floor is the perfect space to entertain, relax and has a new kitchen range and carpets being installed. Comprising in brief the fully independent one bedroom annexe is detached and the accommodation is set on the ground floor with a double bedroom, open plan living, bathroom and utility room. The bi-folding doors open onto a patio area leading to the newly landscaped garden and roof terrace.

Situated in the popular seaside town of Weston-super-Mare, Locking Road provides easy access to all local amenities and is within walking distance to Wore High Street which has a selection of shops, places to eat and local pubs. With the M5 just a 5 minute drive away, this property is perfect for the commuter links to Bristol. It is set within the catchment area of Worle Secondary School and has great links to an array of local eateries and supermarkets.

FEATURES

- 360 VIDEO TOUR AVAILABLE
- NO ONWARD CHAIN
- Fully renovated to a high specification
- 4 double bedrooms and 3 ensuite batrooms
- Stunning eco detached home
- Open plan living accommodation
- Fully independent annexe
- Income potential/ multi-generational living
- EPC-A
- Council Tax- Band D



ROOM DESCRIPTIONS

Main front door to hallway

Hallway

Composite multi locking front door, feature stone cladding surround wall mounted stainless steel letterbox, stairs leading to first floor, entry alarm system, two radiators, oak feature staircase leading to first floor, oak herringbone Karndean flooring

Bedroom 1

03.35m x 04.34m (11' 0" x 14' 3") Radiator, built in wardrobes, double glazed window to front, door to en-suite

En-suite

02.59m x 01.73m (8' 6" x 5' 8") large sink unit, heated towel rail, double glazed window to side, shower cubicle

Bedroom 2

04.04m x 03.62m (13' 3" x 11' 11") Radiator, double glazed window to front, door to en-suite

En-suite

01.70m x 01.34m (5' 7" x 4' 5") low level WC, vanity sink unit, shower cubicle, heated towel rail

Bedroom 3

03.72m x 02.92m (12' 2" x 9' 7") Radiator, double glazed doors to rear, built in wardrobes, door to en-suite

En-suite

02.35m x 01.27m (7' 9" x 4' 2") vanity sink unit, low level WC, heated towel rail, shower cubicle

Bedroom 4

02.94m x 3.28m (9' 8" x 10' 9") built in wardrobe, door to cupboard, double glazed doors to rear garden, door to jack and jill style bathroom

Bathroom

3.10m x 2.55m (10' 2" x 8' 4") jack and jill style bathroom, bath with mixer tap, low level WC with vanity unit, heated towel rail, vanity sink unit, feature mirror unit, shower cubicle

Utility

02.58m x 06.8m (8' 6" x 22' 4") one and a half bowl sink, range of base units, space for washing machine, space for tumble dryer

Open plan kitchen, living and dining

010.68m x 08.05m (35' 0" x 26' 5") double glazed floor to ceiling box bay window to front, luxury style light fittings, double glazed door to balcony area, sliding door to WC, storage cupboard, under floor heating, double glazed large tilting glass doors to rear, door to study area, glass roof lantern above, loft access with drop down loft ladder leading to a boarded loft space

Study area

glass lantern roof and access to cloakroom

Cloakroom

sliding door, low level WC, sink unit

Terrace

04.55m x 02.56m (14' 11" x 8' 5") door to open plan living, coloured glass panelled, oak balcony

ANNEXE

Main front door to hallway

Stable composite front door

Hallway

radiator, cupboard, entry alarm system

Bathroom

3.35m x 1.60m (11' 0" x 5' 3") vanity unit low level WC, sink unit, feature mirror wall fitting, heated towel rail, walk in shower unit, radiator, double glazed window to front

Utility

2.48m x 1.60m (8' 2" x 5' 3") 02.48m x 1.60m (8' 2" x 5' 3") range of base units, space for washing machine, space for tumble dryer, radiator, extractor fan

Bedroom 1

4.33m x 2.89m (14' 2" x 9' 4") radiator, built in wardrobes, 2 double glazed windows to rear garden

Lounge/kitchen

6.61m x 2.49m (21' 8" x 8' 2") range of wall and base units, under cabinet lighting, breakfast bar, glass lantern roof light over kitchen, integrated oven, uploder extraction fan, integrated fridge/freezer, one and a half bowl sink, lounge feature wall with four lit recessed display areas, television area with built in cabinet, bi-folding doors with integrated blinds opening to rear garden patio area

Outside

Fully landscaped level garden, mainly laid to patio and lawn, south facing, planted pear, cherry and plum trees, stairs leading to roof terrace above annexe, hybrid system solar panels with battery backup facility, 2 outside taps, shed, facility for car charger

Additional information

Sound proof double glazed tinted glass windows to the front of the property, Security cameras front and back accessible via mobile, doorbell/ camera operates from both main house and annex with internal intercom, each room wired with data points, each bedroom tv sockets and USB sockets, oak lockable bedroom doors, outside lights to front/side/rear, moisture control extraction, hive heating with mobile access for both house and annex, ladder access to lit storage and boarded attic.



FLOORPLAN & EPC

