

Wilson Gardens, West Wick, Weston-Super-Mare, Somerset.

BS24 7GL

£250,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the sought-after location of West Wick, this delightful two-bedroom semi-detached house offers a perfect blend of comfort, convenience, and style. Boasting off-road parking and a well-maintained garden, this property is ideal for those seeking a welcoming and versatile home. Upon entering, you are greeted by a bright and airy entrance hall that includes a downstairs cloakroom for added convenience. The living room is a warm and inviting space, seamlessly connecting to a spacious kitchen/diner.

The kitchen/diner features French doors that open onto a sunny rear garden, providing a perfect setting for entertaining or simply enjoying the outdoors. The garden itself is a true highlight, featuring a lovely garden room with versatile potential for use as a home office, playroom, or relaxing retreat. The outdoor space is well-sized, offering plenty of room for leisure and gardening. Upstairs, the home boasts two well-proportioned bedrooms.

The main bedroom includes a modern en-suite, adding a touch of luxury to your everyday living. A family bathroom completes the first-floor layout, ensuring ample facilities for all. Situated close to local amenities and excellent commuter links, this property combines convenience with a peaceful and family-friendly environment. Whether you're a first-time buyer, downsizer, or looking for a smart investment, this home has so much to offer.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached House in Great Location
- Two Bedrooms
- En Suite to Main Bedroom
- Off Road Parking
- Beautiful Garden Room
- Kitchen/Diner
- Downstairs Cloakroom
- Close to Local Amenities



## ROOM DESCRIPTIONS

### Entrance

Enter through main front door opening through to;

### Entrance Hall

Doors to living room and downstairs cloakroom, radiator.

### Downstairs Cloakroom

Low level WC, wash hand basin and radiator.

### Living Room

15' 0" x 10' 1" (4.57m x 3.07m) UPVC double glazed windows to side and front aspects, radiator and stairs rising to first floor landing, opening through to;

### Kitchen/Diner

8' 6" x 13' 8" (2.59m x 4.17m) UPVC double glazed french doors to rear garden, UPVC double glazed window to rear aspect, range of wall and base units inset sink and drainer with mixer taps over, integrated hob and eye level oven, integrated fridge/freezer, space and plumbing for washing machine, space for dining room table, radiator.

### Stairs Rising to First Floor Landing

### Bedroom one

8' 7" x 8' 10" (2.62m x 2.69m) UPVC double glazed window to rear aspect, radiator and built in wardrobe, door through to;

### En Suite

Low level Wc, wash hand basin, fully enclosed shower with fitted shower attachment, heated towel rail.

### Bedroom Two

5' 1" x 11' 1" (1.55m x 3.38m) UPVC double glazed window to front aspect, radiator and built in cupboard.

### Family Bathroom

7' 0" x 6' 1" (2.13m x 1.85m) UPVC double glazed obscure window to side aspect, low level WC, wash hand basin and panelled bath with mixer taps over, heated towel rail.

### Rear Garden

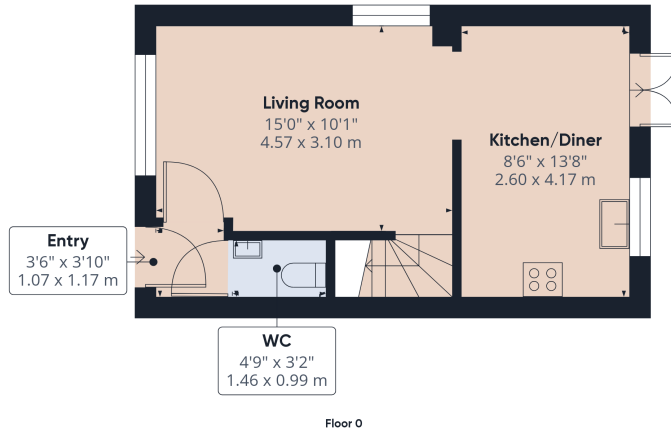
Fully enclosed rear garden laid to patio, artificial lawn and decking, with access to front and rear aspects via gate, beautiful garden room which has multiple uses.

### Parking

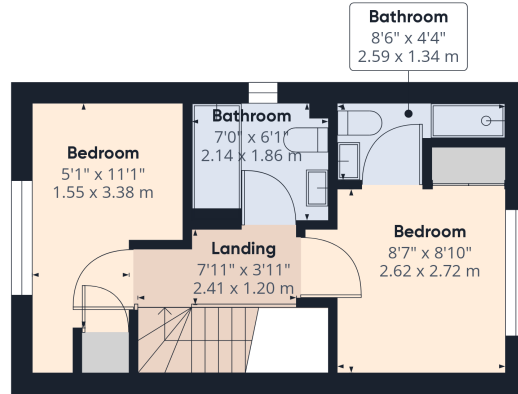
Parking to rear aspect



# FLOORPLAN & EPC



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
598.14 ft<sup>2</sup>  
55.57 m<sup>2</sup>

**Reduced headroom**  
0.25 ft<sup>2</sup>  
0.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

