

Priston Close, Weston-Super-Mare, Somerset. BS22 7FL

£325,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Tucked away in a quiet and highly sought-after cul-de-sac within North Worle, this beautifully presented three-bedroom detached home on Priston Close offers an ideal blend of comfort, convenience, and modern living. Perfectly positioned for families and professionals alike, the property benefits from a peaceful residential setting while remaining within easy reach of local amenities, well-regarded schools, and excellent transport links. Upon arrival, the home immediately impresses with its attractive frontage, driveway parking, and garage, providing both practicality and curb appeal. Stepping inside, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the property. The spacious living room offers a warm and relaxing environment, perfect for unwinding or entertaining guests. To the rear of the property, the heart of the home is undoubtedly the recently fitted open-plan kitchen/diner. Thoughtfully designed with modern living in mind, this space combines style and functionality, offering ample room for both cooking and dining. The addition of French doors allows natural light to flood the room while providing seamless access to the sunny rear garden ideal for summer gatherings, family time, or simply enjoying the outdoors. Upstairs, the property continues to impress with three well-proportioned bedrooms, each offering comfortable accommodation suitable for a growing family, home office, or guest space. The family bathroom is conveniently located and serves all bedrooms. The rear garden provides a private and sunny outdoor space, perfect for relaxation or entertaining, while the garage and driveway add further practicality to this already appealing home. Location is a key highlight, with the property being within walking distance of highly regarded local schools including Castle Batch Primary School and Priory Secondary School. In addition, a range of local shops and amenities are nearby, along with excellent transport links providing easy access to surrounding areas.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House in Cul De Location
- Three Bedrooms
- Garage and Driveway Parking
- Sunny Rear Garden
- Close to Local Amenities and Transport Links
- UPVC Double Glazing + Gas Central Heating
- Newly Fitted Open Plan Kitchen/Diner
- Energy Performance Certificate Rated - D
- Council Tax Band - C



ROOM DESCRIPTIONS

Entrance

Main front door opening through to;

Entrance Hall

Access to living room, kitchen/diner and under stair storage, stairs rising to first floor landing.

Living Room

9' 11" x 16' 9" (3.02m x 5.11m) Double glazed bay windows to front aspect, radiator and opening through to;

Kitchen/Diner

16' 7" x 10' 0" (5.05m x 3.05m) Double-glazed French doors open seamlessly onto the rear garden, creating an abundance of natural light and offering a pleasant garden outlook. An additional door provides convenient access to the side garden, enhancing both practicality and flow. The room is further complemented by double-glazed windows overlooking the rear garden, ensuring a bright and airy atmosphere throughout. The space features a stylish range of newly fitted wall and base units, thoughtfully designed to provide ample storage while maintaining a modern aesthetic. A selection of integrated appliances is included, alongside a contemporary sink fitted with a sleek mixer tap. At the heart of the room sits a charming central breakfast bar island, perfect for casual dining, entertaining, or additional workspace. There is also generous room to accommodate a dining table, making this an ideal setting for both everyday living and hosting guests.

Stairs Rising to First Floor Landing

Bedroom One

8' 4" x 14' 0" (2.54m x 4.27m) Double glazed window to front aspect, radiator and built in wardrobe area.

Bedroom Two

9' 4" x 9' 10" (2.84m x 3.00m) Double glazed window to rear aspect, radiator.

Bedroom Three

7' 9" x 8' 1" (2.36m x 2.46m) Double glazed window to front aspect, radiator.

Family Bathroom

6' 9" x 6' 2" (2.06m x 1.88m) Double glazed obscure window to rear aspect, low level WC, wash hand basin and bath with shower over, the bathroom also features a heated towel rail.

Rear Garden

Fully enclosed rear garden which is mainly laid to lawn with patio areas, the garden also features a wall bordering the rear with planted shrubs, front the garden you have access to the garage.

Garage

8' 9" x 17' 2" (2.67m x 5.23m) Up and over door to front aspect.

Parking

Parking to front.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
939 ft²
87.1 m²

(1) Excluding balconies and terraces

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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