

The Cornfields, Wick St Lawrence, Weston-Super-Mare,  
Somerset. BS22 9DY

£525,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Set within the highly sought-after location of Wick St. Lawrence, this substantial detached family home offers an exceptional blend of space, versatility, and kerb appeal, making it an ideal choice for growing families or those seeking a well-appointed property in a desirable setting. From the outset, the home makes a strong first impression, boasting an attractive frontage, a generous driveway, and a double garage providing ample parking and storage. Upon entering, you are welcomed into a spacious entrance hall which sets the tone for the rest of the property. From here, there is convenient access to a downstairs cloakroom, perfect for guests, as well as entry into the main living accommodation. The living room is a bright and inviting space, featuring double doors that open through to a separate dining room or additional reception room, offering flexibility depending on your needs. This space flows seamlessly into a delightful conservatory, creating a wonderful area for relaxing or entertaining while enjoying views of the garden. The property also benefits from a well-proportioned kitchen/diner, ideal for family life and social gatherings. This area provides ample room for both cooking and dining, and leads through to a practical utility area, offering additional storage and workspace. A further door provides internal access to the double garage, enhancing the overall functionality of the home. Upstairs, the property continues to impress with four generously sized bedrooms. The main bedroom benefits from its own en-suite shower room, providing a private retreat, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the rear garden is predominantly laid to lawn and offers a great amount of space for outdoor activities, children, or gardening enthusiasts. A sheltered seating area tucked into the corner provides the perfect spot for al fresco dining or relaxing during the warmer months. Ideally positioned, the property is close to a range of local amenities, well-regarded schools, and offers easy access to a variety of scenic walking routes, making it perfect for those who enjoy an active lifestyle.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Detached House in Wick St Lawrence
- Four Bedrooms ( En Suite to Main Bedroom)
- Double Garage and Driveway Parking
- Open Plan Kitchen/Dining Area
- Two Reception Rooms + Downstairs Cloakroom
- UPVC Double Glazing + Gas Central Heating
- Sought After Location Close to Local Amenities
- Energy Performance Certificate Rated - C
- Great Size Rear Garden with Access to Front Driveway



## ROOM DESCRIPTIONS

### Entrance

Main front door opening through;

### Entrance Hall

Doors to living room, dining room and kitchen/diner, downstairs cloakroom, radiator and under stair storage cupboard.

### Downstairs Cloakroom

UPVC double glazed obscure window to front aspect, low level WC, vanity wash hand basin and heated towel rail.

### Living Room

12' 1" x 19' 9" (3.68m x 6.02m) UPVC double glazed windows to front and side aspect, radiator and double door through to;

### Dining Room/Reception Room

9' 4" x 13' 7" (2.84m x 4.14m) Door to kitchen, radiator and opening through to;

### Sun Room/Conservatory

8' 10" x 5' 6" (2.69m x 1.68m) UPVC double glazed door to garden aspect, UPVC double glazed windows to garden aspect.

### Kitchen/Diner

19' 11" x 10' 3" (6.07m x 3.12m) UPVC double-glazed French doors open out onto the rear garden, allowing for plenty of natural light and easy access to the outdoor space. Additional UPVC double-glazed windows to both the side and rear aspects further enhance the bright and airy feel of the room. The kitchen is fitted with a range of wall and base units, offering ample storage, along with a selection of integrated appliances and additional space for freestanding appliances if required. An inset sink with drainer and mixer tap is conveniently positioned beneath the window. There is also sufficient room to accommodate a dining table, creating an ideal space for both everyday living and entertaining, with a doorway leading through to...

### Utility Room

8' 11" x 4' 1" (2.72m x 1.24m) Space and plumbing for washing machine and also tumble dryer, door to;

### Double Garage

19' 2" x 18' 0" (5.84m x 5.49m) UP and over doors to front aspect, power and lighting with window to rear.

### Bedroom One

12' 1" x 11' 8" (3.68m x 3.56m) UPVC double glazed window to front aspect, radiator and built in wardrobe.

### En Suite

6' 5" x 5' 5" (1.96m x 1.65m) UPVC double glazed obscure window to side aspect, enclosed shower with shower attachment, vanity wash hand basin, low level WC, heated towel rail.

### Bedroom Two

11' 11" x 9' 4" (3.63m x 2.84m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Three

7' 7" x 10' 5" (2.31m x 3.17m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Four

7' 4" x 9' 9" (2.24m x 2.97m) UPVC double glazed window to front aspect, radiator.

### Bathroom

9' 0" x 6' 5" (2.74m x 1.96m) UPVC double glazed obscure window to side aspect, low level WC, vanity wash hand basin, walk in shower with shower attachment, heated towel rail.

### Rear Garden

The property benefits from a fully enclosed rear garden, offering a private and secure outdoor space ideal for both relaxation and entertaining. The garden is predominantly laid to lawn, providing a generous area for family use, children's play, or gardening enthusiasts. Tucked away in the corner, there is a sheltered seating area, perfect for enjoying outdoor dining or unwinding in a more secluded setting. In addition, a side patio area offers further versatile space and provides convenient access through to the front of the property.

### Parking

Driveway to front aspect



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
1700 ft<sup>2</sup>  
157.8 m<sup>2</sup>



(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.

GIRAFFE360

