

Hobbiton Road, Weston-Super-Mare, Somerset. BS22 7HP

£435,000 Freehold

FOR SALE



www.housefox.co.uk

01934 314242
01275 404601
01278 557700
sales@housefox.co.uk

PROPERTY DESCRIPTION

*** Five Bedroom Detached House in Popular North Worle Cul-de-Sac Location ***

HouseFox are pleased to market this detached house situated within the catchment area of Priory School and walking distance of the local shops which include a Tesco express, Fish & chip shop, pharmacy, public house, plus local bus routes with Sainsbury's & M5 junction 21 within a short drive.

The current seller since buying the property new around 35 years ago has upgraded and extended this wonderful home and the light, bright accommodation now comprises, hallway, cloakroom, lounge/diner with Conservatory beyond, modern re-fitted kitchen plus a superb Cinema/Family Room.

Upstairs there are five bedrooms with the extended master suite boasting a huge en-suite bathroom. In addition there is a family bathroom.

Outside to the rear a fully enclosed secluded garden recently laid to artificial grass for ease of maintenance with two paved patios plus a large 'L' shaped decking area. Space for hot-tub (available by negotiation).

To the front a low maintenance stone chip area suitable for additional parking top the driveway leading to integral single garage.

If your looking for a spacious family home offering flexible accommodation situated in a sought after road close to schools & amenities then House Fox strongly recommend you call today, to book a viewing.

Finally, our vendors are willing to vacate the property to facilitate an easy sale with no onward chain complications.

Note: Our vendor asks for viewing requests from proceedable applicants or whose own property is at least on the market

FEATURES

- Modern Detached House
- Quiet end of Cul-de-Sac Location
- Close to all Amenities
- Extended Accommodation
- Five Bedrooms
- Stunning Master Bedroom & En-suite Bathroom
- Low Maintenance Gardens
- Integral Garage & Driveway
- Virtual tour available, click on the virtual tour tab
- EPC - C



ROOM DESCRIPTIONS

Property Room Description

Hall

Composite front door, stairs rising to first floor.

Cloakroom

Modern white suite consisting low level WC & wash hand basin. Radiator.

Living Room/Dining Room

24' x 10' (7.32m x 3.05m)

Double glazed box window to front aspect. Feature fireplace. Sliding double glazed patio doors opening to Conservatory. Further door to Kitchen. Radiator.

Cinema Room/Dining Room

10'11" x 9'4" (3.33m x 2.85m)

Super room ideal for family living/home office or as current - Cinema room. Double glazed sliding patio doors opening to rear garden. Radiator

Kitchen

18' x 8'11" (5.49m x 2.72m)

Modern range of base & eye level units finished in gloss white with wood effect worksurfaces. Feature composite one & a half bowl sink & drainer with chrome mixer tap featuring multi colour led lighting. Space for range cooker & american fridge/freezer available by separate negotiation. Ample space for table & chairs.

Conservatory

11'3" x 10' (3.43m x 3.05m)

Dwarf wall with twin double glazed patio doors opening to rear garden. Ceiling fan.

Landing

Doors to all principle rooms. Loft access. Mains powered smoke alarm.

Master Bedroom

16' x 10'7" (4.88m x 3.23m)

Very spacious master suite with double glazed window to front aspect, radiator. Door to en-suite bathroom.

En Suite Bathroom

10'7" x 9'7" (3.23m x 2.92m)

Luxury modern white suite consisting of Jacuzzi style corner bath with hand held shower attachment,

separate corner power shower with multi-jet flow, fitted low level WC & wash hand basin with cupboards to side.

Obscure double glazed window, extractor, spotlights, half tiled walls.

Bedroom Two

12' x 10'11" (3.66m x 3.33m) max

Double glazed window, radiator.

Bedroom Three

12' x 8'7" (3.66m x 2.62m)

Double glazed window, radiator, wash hand basin.

Bedroom Four

10' x 7'1" (3.05m x 2.16m)

Double glazed window, radiator

Bedroom Five

8'7" x 7'1" (2.62m x 2.16m)

Double glazed window, radiator

Family Bathroom

6'7" x 5'5" (2.01m x 1.65m)

White suite consisting deep panel bath with hand held shower attachment, wash hand basin with fitted cupboards below, low level WC. Half tiled walls, tile effect flooring, obscure double glazed window.

Rear Garden

Fully enclosed with gated access either side the garden is laid for low maintenance with artificial grass, 'L' shaped decked area & two areas of paved patio. Hot tub available by separate negotiation.

Front Garden

Part stone chip & various slow growing shrubs.

Garage

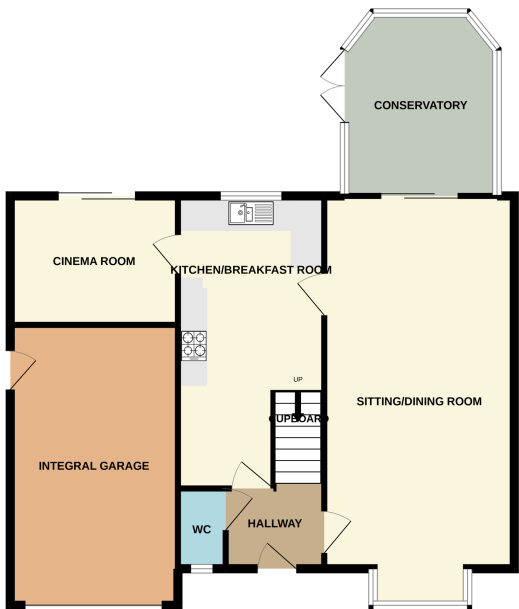
17' x 10'9" (5.18m x 3.28m)

Electric Up & Over door with power & light. Side personal door.

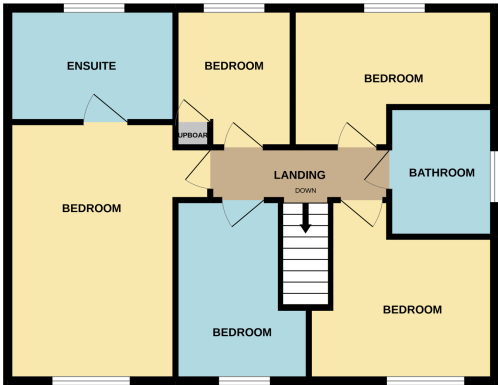


FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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