

Ten Acres Close, Weston-Super-Mare, Somerset. BS24 9AR

£450,000 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Located in the highly sought-after area of Hutton, just on the fringes of the development and enjoying a wonderful open outlook over green space, this superb modern detached family home occupies one of the finest plots on the estate. Beautifully positioned, the property combines generous living space with a bright, contemporary feel and an exceptional level of privacy and outlook rarely found on similar homes. The accommodation begins with a welcoming entrance hall that sets the tone for the rest of the property. From here there is access to a convenient downstairs cloakroom and a well-proportioned study, ideal for home working or use as a quiet snug. The main living room offers a comfortable and relaxing space, perfect for family life or entertaining, with plenty of natural light flowing through. To the rear of the property is the impressive open-plan kitchen and dining area, forming the true heart of the home. This great-sized space is perfect for modern family living, with ample room for both dining and relaxing. Double doors open directly onto the rear garden, allowing seamless indoor-outdoor living and making it ideal for entertaining or enjoying warm summer evenings. The layout is both practical and stylish, providing a fantastic social hub for the household. Upstairs, the property offers four well-proportioned bedrooms, all of which are generously sized. The main bedroom benefits from its own ensuite shower room, creating a private and comfortable retreat. The remaining bedrooms are served by a modern family bathroom, making this an ideal home for families of all sizes. Externally, the rear garden has been maintained to a very high standard and offers a superb outdoor space to enjoy. Designed for low maintenance and maximum enjoyment, it features a patio area, artificial lawn and a decked seating area, perfect for outdoor dining and relaxing. To the rear, the property benefits from a good-sized driveway providing off-road parking, along with a larger-than-standard garage offering excellent storage or additional parking. The combination of its prime plot, open aspect, generous parking and superb presentation makes this a truly standout home within the development.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superior Detached House in Great Location
- Four Great Size Bedrooms
- En Suite to Main Bedroom
- Garage and Driveway Parking
- Open Plan Kitchen/Diner
- Village Location
- Still Within the New Home Warranty
- EPC - B
- Open Outlook to Front Aspect



## ROOM DESCRIPTIONS

### Entrance

Enter via main front door opening through to;

### Entrance Hall

Doors to living room, study, downstairs cloakroom and kitchen/diner, radiator, stairs rising to first floor landing.

### Living Room

15' 11" x 10' 2" (4.85m x 3.10m) UPVC double glazed french doors to rear garden, UPVC double glazed window to front aspect, radiator.

### Study

6' 3" x 8' 10" (1.91m x 2.69m) UPVC double glazed window to front aspect, radiator.

### Downstairs Cloakroom

3' 5" x 4' 5" (1.04m x 1.35m) Low level WC, wash hand basin and radiator.

### Kitchen/Diner

18' 4" x 14' 6" (5.59m x 4.42m) The property benefits from UPVC double-glazed windows to multiple aspects, including the sides and rear, along with UPVC double-glazed French doors opening onto the rear garden. The kitchen is well appointed with a wide range of wall and base units, an inset sink with drainer and mixer tap, and a comprehensive selection of integrated appliances, including a fridge freezer, gas hob, eye-level oven, wine cooler, and dishwasher. A central island provides additional workspace and incorporates a breakfast bar, while there is also ample room for a dining table. Two useful storage cupboards are located within the kitchen, one housing plumbing and space for a washing machine and tumble dryer, and the other providing general storage. A radiator completes the room.

### Stairs Rising to First Floor Landing

### Bedroom One

9' 0" x 12' 4" (2.74m x 3.76m) UPVC double glazed window to side aspect, built in wardrobes and radiator, door to;

### En Suite

3' 10" x 7' 9" (1.17m x 2.36m) Low level WC, wash hand basin, fully enclosed shower cubicle with sliding doors and shower attachment, heated towel rail.

### Bedroom Two

9' 3" x 8' 5" (2.82m x 2.57m) UPVC double glazed window to front aspect, radiator.

### Bedroom Three

7' 9" x 10' 5" (2.36m x 3.17m) UPVC double glazed window to rear aspect, radiator.

### Bedroom Four

7' 9" x 10' 4" (2.36m x 3.15m) UPVC double glazed window to front aspect, radiator.

### Bathroom

5' 7" x 8' 6" (1.70m x 2.59m) UPVC double glazed obscure window to side aspect, low level WC, wash hand basin, bath with shower screen and shower over, heated towel rail.

### Rear Garden

Fully enclosed rear garden laid to artificial lawn, patio and decking, gate to side aspect.

### Garage + Parking

Located rear, great size garage with up and over door power and lighting, parking in front for two cars.

### Front

Open outlook laid to lawn with hedging







## FLOORPLAN & EPC

