

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

£450,000 Freehold

FOR SALE



www.housefox.co.uk

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

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

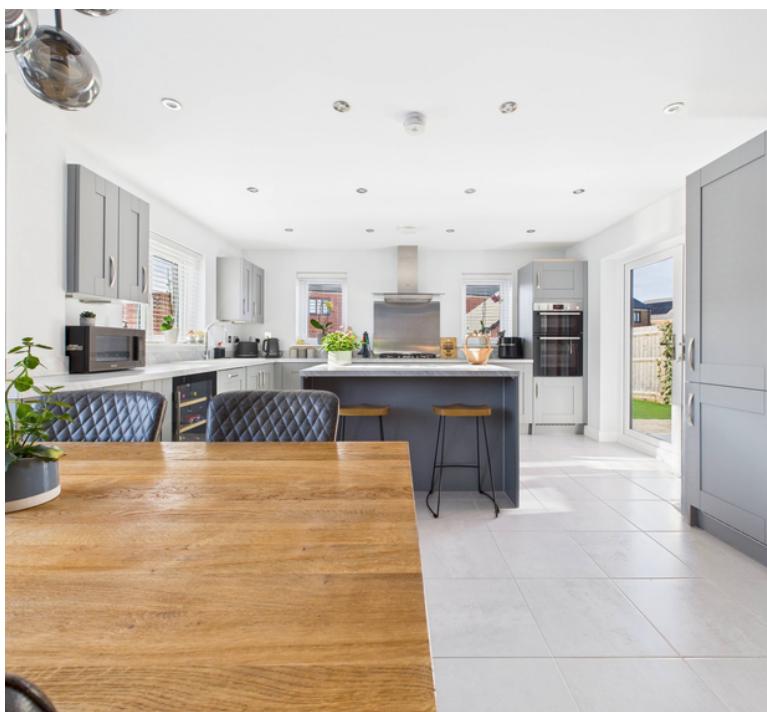
Fully enclosed rear garden laid to artificial lawn, patio and decking, gate to side aspect.

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

