

Russell Avenue, Locking Parklands, Weston-Super-Mare,  
Somerset. BS24 7GH

£318,500 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS....this spacious 3-bedroom semi-detached family home boasts a generously sized rear garden, nestled within the sought-after modern development of Locking Parklands.

Enjoying a prime location overlooking the open green to the front, the property emanates an open and bright ambiance. Accessible from the side, the entrance hall welcomes with a cloakroom WC, stairs leading to the first floor, and a generous living room at the front.

Towards the rear lies the inviting kitchen diner, featuring a range of wall and base units with worktops, a gas hob with extractor hood, eye-level electric oven/grill, integrated dishwasher, washing machine, fridge freezer, and an inset stainless steel sink/drainer, complemented by French doors opening onto the rear garden. Upstairs, three bedrooms await, with the primary bedroom boasting an en-suite shower room, a separate dressing area, and French doors with a Juliette balcony offering front open views. Completing the floor is a family bathroom.

Additional features include gas central heating, double glazing, solar panels, and a delightful rear garden featuring a patio area, timber garden shed, gate access to the front, and an area of artificial lawn

## FEATURES

- Modern semi detached family home
- Three bedrooms
- Bedroom 1 with en suite and walk-in dressing area
- Overlooking Open Green
- Two allocated parking spaces
- Good sized rear garden
- In the popular Locking Parklands development
- Cloakroom WC
- Seller has drawings to extend the ground floor
- EPC - B



## ROOM DESCRIPTIONS

### Main front door to hallway:

### Hallway:

Stairs to the first floor, doors to the lounge, cloakroom, Kitchen/Diner

### Cloakroom

White suite of Wc and basin with door to under stairs storage; Radiator

### Living Room

18' 6" max x 15' 2" max (5.64m x 4.62m)  
Radiator; Upvc double glazed windows to front

### Kitchen Diner

18' 6" x 8' 7" (5.64m x 2.62m) Radiator; Upvc double glazed window and french doors to rear; range of wall and base units with worktops over, gas hob with extractor hood over and eye level electric oven/grill, integral dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainer and french doors to the rear garden

### First floor landing:

### Bedroom 1

18' 5" max into dressing area x 12' 5" (5.61m x 3.78m) Radiator; Upvc double glazed window and french doors with Juliette balcony to front; door to en suite and to dressing area

### En Suite shower room:

7' 0" x 4' 9" (2.13m x 1.45m) Towel Radiator;  
White suite of WC, basin and large shower cubicle

### Dressing Area

7' 0" x 7' 0" (2.13m x 2.13m) Located off main bedroom with window to front

### Bedroom 2

10' 9" max x 10' 2" max (3.28m x 3.10m)  
Radiator; Upvc double glazed window to rear

### Bedroom 3

8' 9" x 7' 3" (2.67m x 2.21m) Radiator; Upvc double glazed window to rear

### Bathroom

7' 0" x 7' 0" (2.13m x 2.13m) Radiator; Upvc double glazed window to side; white suite of WC, basin and bath with shower over and glass screen

### Outside

REAR - garden with patio for table and chairs, timber garden shed, a gate to the front and an area of artificial lawn.

PLEASE NOTE - Because of all the open green areas we have been advised there is a monthly fee of c.£27 to cover the maintenance.

### NOTE;

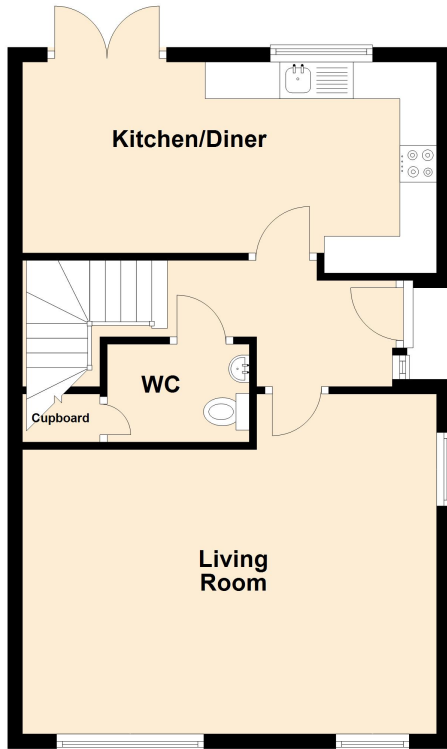
Seller has had drawings done, to extend the property to the ground floor to give you an amazing kitchen/diner/family room



# FLOORPLAN & EPC

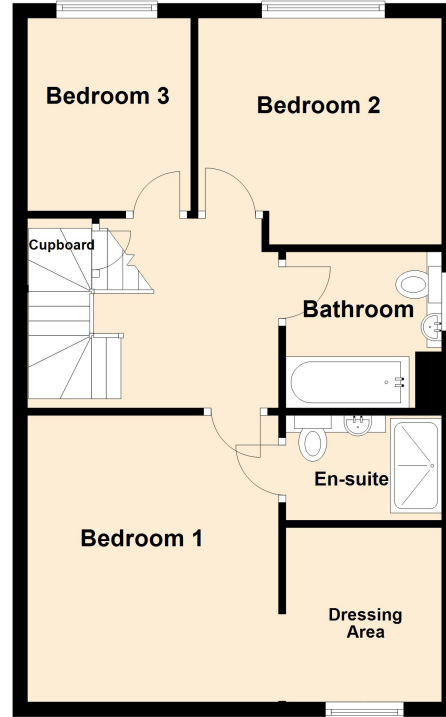
## Ground Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



## First Floor

Approx. 47.0 sq. metres (506.3 sq. feet)



Total area: approx. 97.7 sq. metres (1051.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 