

Beach End Road, Uphill, Weston-Super-Mare, Somerset. BS23 4YD

£420,000 Freehold

FOR SALE



www.housefox.co.uk



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

PROPERTY DESCRIPTION

House Fox Estate Agents are delighted to market this stunning three bedroom 1930's semi detached house set in the highly sought after village of Uphill, and within a few minutes level walk you have the beach, boatyard, cafe, restaurant, 2 public houses, convenience store, school, golf course and many more areas of outstanding beauty to enjoy.

The current seller has upgraded the home with new electrics, feature radiators, decoration, insulation & more. Further benefits include a stunning Garden room ideal for work from homes plus the property features quality laminate & carpet flooring throughout, & a luxury bathroom suite.

The accommodation offers light and flexible rooms that comprise spacious entrance hall, box bay fronted lounge, separate dining room with conservatory off, kitchen, lean to utility area, cloakroom and upstairs off the spacious landing there are three good size bedrooms and modern family bathroom.

Outside a lovely sunny rear garden with a fabulous Garden room ideal for entertaining plus to the front a single garage and driveway for at least two vehicles. Also benefiting mostly uPVC double-glazing and gas central heating.

Offered with no-onward chain complications, this super family home, set within the desirable village of Uphill, is sure to attract much attention & we recommend an early viewing in order to fully appreciate all there is to offer. Call House Fox Estate Agents today to book your viewing - 01934 314242.

FEATURES

- Semi-Detached House
- Refurbished & Immaculate
- Three Bedrooms
- Luxury Bathroom & Downstairs WC/Utility Room
- Freehold
- EPC - D
- Two Reception Rooms
- Lean-to Conservatory
- Stunning Garden Room
- Quiet Cul-De-Sac Location
- Desirable Uphill Village
- Garage & driveway parking



ROOM DESCRIPTIONS

Ground Floor

COVERED ENTRANCE PORCH

Feature part glazed wooden door with leaded window.
Additional leaded windows to both sides.

SPACIOUS ENTRANCE HALL

'L' shape Hall with stairs rising to first floor with low-level storage cupboard. Feature radiator. Restored original Oak floor. Doors to dining room, kitchen and:

LOUNGE

Large front aspect uPVC double-glazed box bay window.
Feature fireplace, Radiator.

DINING ROOM

Vertical radiator, double doors & side panels to Conservatory.

WOODEN CONSERVATORY

Door leading to side of property and windows overlooking rear garden.

KITCHEN

Fitted with a range of painted eye and base level units with wood effect worktop surface over. Inset sink & drainer with mixer taps and tiled splash backs. Built in four ring stainless steel Neff hob with extractor over. Space and plumbing for washing machine, dishwasher & gas cooker.
Large cupboard & walk-in Pantry. Window to side aspect and door to Lean-to.

LEAN-TO/CLOAKROOM

Upvc door to rear. Door to Cloakroom with low-level W.C

First Floor

A spacious first floor landing with side aspect window. Useful double door storage cupboard plus over stairs cupboard. Loft access. Doors to all rooms.

BEDROOM ONE

Large front aspect uPVC double-glazed bay window.
Radiator.

BEDROOM TWO

Rear aspect uPVC double-glazed window. Built in double wardrobe. Radiator.

BEDROOM THREE

Front aspect uPVC double-glazed window. Built-in wardrobe.
Radiator.

BATHROOM

Luxury four piece white suite comprising deep panel bath with, large walk in shower with mains operated overhead shower, feature wash hand basin with storage below and low-level W.C. Heated ladder style towel rail. Wood laminate flooring.

Outside

REAR GARDEN

A sunny rear garden with a south-westerly aspect mostly laid to lawn with concrete patio area & paved path to Garden Room.

GARDEN ROOM/STUDIO

Fabulous wooden Garden room with concertina doors, power & light, wood laminate herring bone style flooring. Ideal for outside entertaining or equally as a home office or Studio.

GARAGE

With double doors. Power and light.

FRONT OF PROPERTY

Concrete driveway with parking for 2 cars & concrete path to front door. Additional stone chip area ideal for extra parking when required.

Agents Note:

All approximate room measurements are shown on the attached floorplan.

PLEASE NOTE - These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



FLOORPLAN & EPC

