

Denning Court, Worle, Weston-Super-Mare, Somerset.  
BS22 7QU

£300,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to this beautiful three-bedroom semi-detached house located in the highly sought-after area of North Worle on Denning Court. This property is situated in a lovely, quiet cul-de-sac, offering a peaceful living environment. Its proximity to Priory Community School and Castle Batch Primary School makes it an ideal choice for families. As you enter the property, you are greeted by a welcoming entrance hall that leads into the spacious living room. The heart of this home is the stunning open-plan kitchen and dining area, which has been thoughtfully extended to provide a fantastic space for both cooking and entertaining. This area seamlessly opens out to a beautifully landscaped rear garden, perfect for outdoor relaxation and gatherings. One of the standout features of this property is the ample off-road parking available for up to five cars, a rare find in this area. In addition, the house includes a garage equipped with power, providing extra storage or workspace options. For eco-conscious buyers, there is a convenient car charging point which will remain with the property. Upstairs, you will find three well-proportioned bedrooms and a modern family bathroom. Each room offers comfortable living space and plenty of natural light.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Semi Detached Extended House
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Off Road Parking for Multiple Cars
- Garage
- Sunny Rear Garden
- Cul De Sac Location
- EPC - C
- Council Tax Band C



## ROOM DESCRIPTIONS

### Entrance

Paved driveway leading to main front door opening into;

### Entrance Hall

Door to living room, storage cupboard.

### Living Room

10' 0" x 13' 7" (3.05m x 4.14m) Double glazed bay windows to front aspect, radiator.

### Kitchen

10' 0" x 14' 6" (3.05m x 4.42m) Double glazed windows to side aspect, range of wall and base units inset belfast sink with mixer taps over, integrated dish washer, space and plumbing for washing machine, space for fridge freezer, space for alternative white good currently being used for a tumble dryer, space for range cooker, center island perfect for more counter space and breakfast bar, opening into;

### Dining Area

10' 0" x 12' 3" (3.05m x 3.73m) Double glazed french doors to rear garden, velux window, radiator.

**Stairs Rising to First Floor Landing.**

### Bedroom One

10' 0" x 8' 4" (3.05m x 2.54m) Double glazed windows to front aspect, radiator and built in storage.

### Bedroom Two

10' 0" x 8' 2" (3.05m x 2.49m) Double glazed window to rear aspect, radiator and built in storage.

### Bedroom Three

7' 0" x 5' 9" (2.13m x 1.75m) Double glazed window to front aspect, radiator.

### Bathroom

7' 0" x 6' 0" (2.13m x 1.83m) Double glazed obscure window to rear aspect, low level WC, pedestal wash hand basin, bath with fitted rainfall shower above, heated towel rail.

### Rear Garden

Fully enclosed landscaped rear garden laid to lawn and patio, access to garage and side gate to front

### Garage

Up and over door, power.

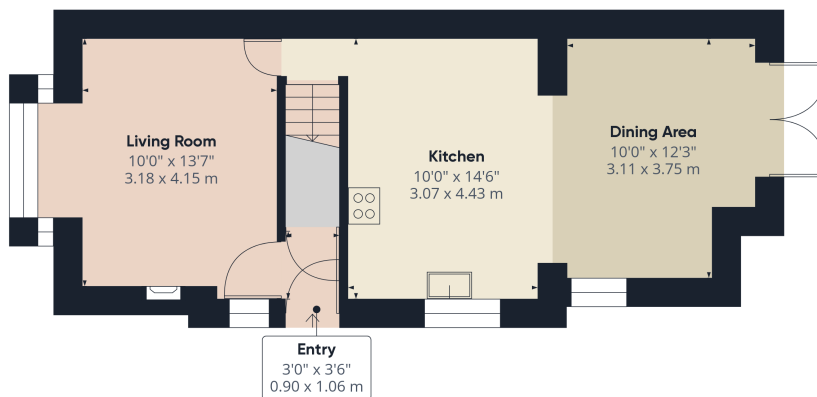
### Front

Parking for up to 6 cars

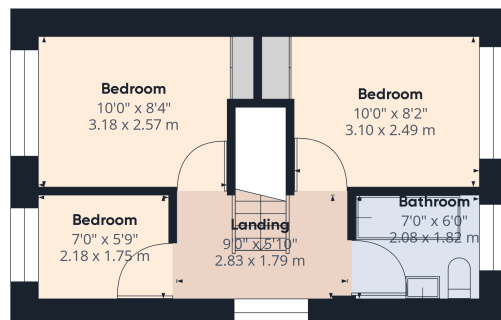




## FLOORPLAN & EPC



## Floor 0



### Floor 1



**HOUSE  
FOX**  
THE FAIRER FEES ESTATE AGENT

**Approximate total area<sup>m</sup>**  
802.77 ft<sup>2</sup>  
74.58 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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