

The Worthings, Lympsham, Weston-Super-Mare, Somerset.

BS24 0DJ

£535,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS this fabulous three bedroom detached bungalow which has been significantly extended & recently refurbished throughout featuring modern semi open-plan living accommodation and three good size bedrooms.

The property is approached via ample off street parking to the front and then entry into the immaculate accommodation consisting of an Entrance Hall, a great sized open-plan dining room area which has the kitchen access to the left and to the right flows through to a generous lounge area plus a recently constructed and stunning Garden Room overlooking the well maintained and landscaped rear garden. A modern & extended Kitchen/Breakfast room with central island leads through to the utility room which has the laundry facilities, dishwasher and a rear door to the garden. From the utility is also access to a good sized garage and a door to the front driveway. There are three good size bedrooms with the Master featuring twin built-in wardrobes and a luxury en-suite Shower room off. Finally there is also a separate modern Shower room for guest use accessed from the Hall.

Outside the rear garden faces largely south and is very private - beautifully tended featuring a wide variety of flowers & shrubs. In addition there is a garden shed, greenhouse, pergola and patio area, outside lighting & power and gated access to the front.

To the front driveway parking for a number of vehicles leading to the Garage with electric door & personal door to the side.

The property is fully double glazed, full gas central heating via a modern (2018) gas boiler.

Situated towards the end of a quiet cul-de-sac close to the centre of the popular village of Lymsham & just a few minutes walk to the nearby Church of St. Christopher's, Lymsham Church of England Primary School, Cricket Field & Tennis Courts with popular Sports Pavilion & Bar, plus well stocked local Shop & Post Office. Furthermore, there is an excellent bus service running through the village from Burnham-on-Sea to Weston-super-Mare and easy access to the M5 at junction 22 around four miles south.

Bungalows in Lymsham are always in the highest demand and this lovely property is sure to attract much attention.

FEATURES

- Detached Bungalow
- Immaculate Condition Throughout
- Three Bedrooms
- Significantly Extended Accommodation
- Master Bedroom With En-Suite
- Three Reception Rooms
- Superb Garden room
- Attached Garage & Parking
- Beautiful Secluded Garden to Rear
- Highly Sought After Village Location
- EPC - C



ROOM DESCRIPTIONS

Hall

Composite front door with twin light panels opening to 'L' shape Hallway with wood engineered Oak floor, radiator, mat well, loft access, Hive control point, door to useful cupboard/cloakroom.

Dining Room

17' 6" x 10' 1" (5.33m x 3.07m) The Dining room flows effortlessly through to the Sitting room and beyond into the Garden room with engineered Oak flooring throughout giving a modern open-plan feel, although double doors can be closed to separate the Dining room from the Sitting room if required. Twin double glazed window to rear aspect, radiator, coving. Further wide opening to Kitchen/Breakfast room.

Living Room Area

16' 6" x 11' 5" (5.03m x 3.48m) Feature fireplace with remote controlled wood effect electric fire. Television point over with concealed cabling. Low level shelving to side, three wall lights, radiator, coving.
Wide opening to:

Garden Room

15' 1" x 11' 9" (4.60m x 3.58m) A recent addition - this fabulous room benefits from a large sun lantern roof light, twin double glazed patio doors with side panels plus a large double glazed window to one side flooding the room with natural light and enjoying the southerly views of the beautiful garden. Featuring the same engineered Oak floor flowing from the Living room area but with underfloor heating this room is the perfect spot for relaxing & quiet contemplation all year round. Twin electric opening Velux windows for increased ventilation. Ceiling spotlights.

Kitchen/Breakfast Room

16' 0" x 13' 0" (4.88m x 3.96m) Comprehensively equipped Kitchen area with large central island featuring one & a half bowl sink with mixer taps. Range of base & eye level cupboards with granite worksurface including Island unit. Built-in fridge & dishwasher. Double NEFF electric ovens & five ring NEFF gas hob with concealed extractor hood over, Worcester Bosch boiler and Hive connection.
Dual aspect room with twin double glazed windows overlooking rear garden plus a further side aspect double glazed window. Wood effect flooring, ceiling spotlights.
Door to Utility room.

Utility Room

10' 11" x 7' 1" (3.33m x 2.16m) Double glazed window & door to rear aspect. Door to Garage. Range of base units with solid Oak worksurface & inset Butler sink. Plumbing for washing machine, dishwasher, American fridge/freezer. Radiator, spotlights, wood effect flooring.

Master Bedroom

14' 3" x 9' 8" (4.34m x 2.95m) Double glazed window to front aspect, twin triple door wardrobes, radiator.
Door to:

En-suite Shower Room

Modern white suite consisting walk-in glass shower cubicle with Monsoon power shower & separate hand held attachment., low level WC., feature new pedestal wash hand basin. Gorgeous over-size porcelain tiled floor & half tiled walls, chrome ladder style radiator, obscure double glazed window.

Bedroom Two

11' 9" x 7' 1" (3.58m x 2.16m) Double glazed window to front aspect, radiator, coving, feature recessed shelves.

Bedroom Three/Home Office

10' 0" x 9' 6" (3.05m x 2.90m) Double glazed window to front aspect, radiator. Fitted shelves to one wall. Direct Broadband router connection and BT phone connection. Loft access.

Shower Room

Luxury shower room with fully tiled walls & floor. Large walk-in glass shower cubicle housing new electric shower, low level WC with concealed flush & oblong wash hand basin with fitted cupboards below. Chrome ladder style radiator, obscure double glazed window, spotlights. Airing cupboard housing well lagged hot water cylinder.

Integral Garage

11' 8" x 17' 2" (3.56m x 5.23m) Electric door plus further personal obscure double glazed door to front & internal door to Utility room. Velux window, power & light, workshop style worksurface to two walls.

Rear Garden

A real feature of the sale is the very private mostly south facing garden with gated access to the front. Beautifully landscaped lawn with full width paved patio to the rear of the property with outside lights & garden tap.
A well stocked garden with patio area, pergola, greenhouse with power, garden shed and overall designed for year round colour and interest, ranging from a spring rockery, roses and shrubs, summer perennials.

Front Garden and Driveway

Block paved driveway suitable for parking at least three vehicles with lawned area to side housing a variety of plants & shrubs. Gated access to rear. Outside light.



FLOORPLAN & EPC

