

Leedham Road, Locking, Weston-Super-Mare, Somerset.  
BS24 7LP

£349,950 Freehold

FOR SALE



**HOUSE FOX**  
ESTATE AGENTS

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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This great sized modern detached family house is set in the ever popular Locking Parklands and offers 3 bedrooms, driveway parking a large garage to the side and a superb rear garden. The property is approached via the driveway to the side and the entrance hall has stairs to the first floor and a cloakroom with WC and wash basin and a further door into under-stairs storage. The living room is a great size and has a large bay window to the front and the kitchen diner offers a range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, integral dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainers and french doors out to the rear garden. Upstairs there are 3 bedrooms with bedroom 1 having the benefit of a small balcony area with patio doors, a built in double wardrobe and an en suite which comprises a white suite of WC, wash basin and a large shower. The family bathroom is also a white suite of WC, wash basin and a bath with shower over and a glass screen. Outside to the front there is the driveway parking for 2 or maybe even 3 vehicles leading to the garage with an up and over door to the front. The garage itself is a really good size of 24' x 10' and has a rear courtesy door to the rear garden which has been recently landscaped with an area of patio for table and chairs and a large lawned area.

## FEATURES

- Modern detached house
- Three bedrooms
- Master bedroom with en suite and balcony
- Large garage to side with driveway parking
- Lovely rear garden
- Well presented property throughout
- Downstairs Cloakroom
- Popular location in Locking Parklands
- EPC - B
- Council Tax - Band D



## ROOM DESCRIPTIONS

### Entrance Hall / Cloakroom

Entrance hall has stairs to the first floor; door to Cloakroom with WC and wash basin

### Living Room

16' 9" x 11' 7" (5.11m x 3.53m)  
Radiator; Upvc double glazed window to side and 6' wide bay window to front

### Kitchen Diner

16' 7" x 8' 8" (5.05m x 2.64m) Radiator;  
Upvc double glazed window to rear and french doors to garden; range of wall and base units with worktops over, gas hob with extractor hood over and electric oven under, integral dishwasher, washing machine and fridge freezer, inset stainless steel sink/drainers

### Bedroom 1

16' 8" x 11' 7" (5.08m x 3.53m)  
Radiator; Upvc double glazed window to front and patio doors to small balcony area; built in double wardrobe; door to en suite

### En Suite to Bed 1

6' 5" x 4' 9" (1.96m x 1.45m) Towel  
Radiator; white suite of WC, wash basin and large shower

### Bedroom 2

10' 8" x 10' 0" (3.25m x 3.05m)  
Radiator; Upvc double glazed window to rear

### Bedroom 3

9' 1" x 6' 5" (2.77m x 1.96m) Radiator;  
Upvc double glazed window to rear

### Bathroom

6' 6" x 6' 5" (1.98m x 1.96m) Radiator;  
Upvc double glazed window to side; white suite of WC, wash basin and a bath with shower over and a glass screen.

### Outside

FRONT - Outside to the front there is the driveway parking for 2 or maybe even 3 vehicles leading to the garage with an up and over door to the front.

REAR - Secure rear garden .. Has been recently landscaped with an area of patio for table and chairs and a large lawned area.

GARAGE - Approx 24'3 x 10'7 - up and over door to front driveway and has a rear courtesy door to the rear garden





## FLOORPLAN & EPC

