

Old Mill Way, Weston-Super-Mare, Somerset. BS24 7DD

£395,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... NO CHAIN! Welcome to your new oasis on Old Mill Way in the charming Weston Village. This stunning four-bedroom detached house embodies spaciousness, comfort, and elegance, offering a lifestyle of luxury and convenience. As you step through the front door, you're greeted by a grand entrance hall that sets the tone for the entire home. With ample space and an inviting atmosphere, it's the perfect introduction to the wonders that lie within. The heart of the home is undoubtedly the beautifully appointed living room, where relaxation and entertainment seamlessly blend together. Bathed in natural light streaming through large windows, this space is ideal for cozy evenings with loved ones or hosting gatherings with friends. Adjacent to the living room, you'll find a sophisticated dining room, providing an exquisite setting for formal dinners or casual meals alike. Whether you're enjoying a quiet family breakfast or hosting a celebratory feast, this space exudes warmth and hospitality. Step through to the kitchen and utility area, where culinary dreams come to life. With sleek countertops, modern appliances, and ample storage space, this kitchen is a chef's paradise. From preparing morning coffee to crafting gourmet dinners, every culinary endeavor is effortlessly supported. Convenience is key with a downstairs cloakroom offering added functionality for guests and residents alike. Additionally, an extra reception room provides versatility and can be tailored to suit your individual needs, whether as a home office, study, or playroom. Venture upstairs to discover the private quarters, where four generously proportioned double bedrooms await. The master suite is a sanctuary unto itself, boasting an en suite bathroom and ample closet space. Each additional bedroom offers comfort and tranquility, ensuring that every member of the household enjoys their own slice of paradise. Completing the upper level is a well-appointed bathroom, providing convenience and comfort for busy mornings or relaxing baths after a long day. Outside, the allure continues with a delightful garden that beckons you to unwind and enjoy the outdoors. Whether you're sipping morning coffee on the patio or hosting summertime barbecues, this outdoor oasis is sure to be a cherished retreat. Parking is a breeze with a double garage providing ample space for vehicles and storage alike.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Detached House
- Four Double Bedrooms
- Double Garage and Parking
- En Suite to Main Bedroom
- Sought After Location
- Close to Local Amenities
- Gas Central Heating
- UPVC Double Glazing
- Beautifully Presented Throughout



## ROOM DESCRIPTIONS

### Entrance

Enter via UPVC double glazed door through to

### Entrance Hall

Stairs rising to first floor landing, doors to living room, additional reception room, kitchen and cloakroom, radiator.

### Living Room

11' 7" x 16' 7" (3.53m x 5.05m) UPVC double glazed bay windows to front aspect, radiator and opening through to;

### Dining Room

11' 7" x 9' 2" (3.53m x 2.79m) UPVC double glazed french doors to rear aspect, radiator and door through to;

### Kitchen

14' 6" x 8' 9" (4.42m x 2.67m) UPVC double glazed windows to rear aspect, range of wall to base units inset sink and drainer with mixer taps over, integrated eye level oven, integrated hob with extractor fan over, integrated dish washer, integrated fridge freezer, opening through to;

### Utility Room

8' 1" x 5' 8" (2.46m x 1.73m) UPVC double glazed door to side aspect, range of floor units inset sink and drainer, space and plumbing for washing machine, space for tumble dryer.

### Downstairs Cloakroom

4' 6" x 4' 8" (1.37m x 1.42m) UPVC double glazed obscure window to side aspect, low level WC, wash hand basin.

### Additional Reception Room

8' 2" x 9' 7" (2.49m x 2.92m) UPVC double glazed window to front aspect, radiator.

### Stairs Rising to First Floor Landing

### Bedroom

11' 7" x 12' 4" (3.53m x 3.76m) UPVC double glazed window to front aspect, radiator and door through to;

### En Suite

UPVC double glazed obscure window to side aspect, low level WC, vanity wash hand basin, fully enclosed shower cubicle with fitted shower attachment., heated towel rail and extractor fan.

### Bedroom

10' 11" x 13' 4" (3.33m x 4.06m) UPVC double glazed windows to front aspect, radiators and storage cupboard.

### Bedroom

14' 5" x 8' 7" (4.39m x 2.62m) UPVC double glazed window to rear aspect, radiator.

### Bedroom

11' 8" x 11' 9" (3.56m x 3.58m) UPVC double glazed window to rear aspect, radiator.

### Bathroom

6' 8" x 7' 3" (2.03m x 2.21m) UPVC double glazed obscure window to side aspect, modern enclosed shower cubicle with rainfall shower, low level WC, vanity wash hand basin and heated towel rail

### Garden

Fully enclosed rear garden mainly laid to lawn with decked area, block paved pathway leading to entrance of double garage, gate to front, outside tap.

### Double Garage

16' 10" x 17' 7" (5.13m x 5.36m) Two electric roll doors with parking in front, power and lighting with storage above.

### Parking

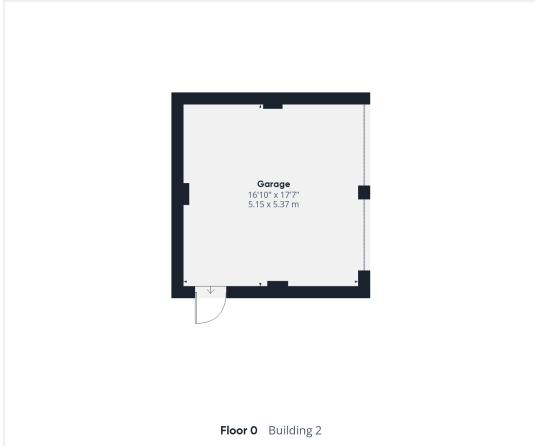
To rear for two cars in front of garage







# FLOORPLAN & EPC



**HOUSE FOX**  
THE FAIRER FEES ESTATE AGENT

**Approximate total area<sup>(1)</sup>**  
1692.67 ft<sup>2</sup>  
157.25 m<sup>2</sup>

**Reduced headroom**  
14.5 ft<sup>2</sup>  
1.35 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

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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