

Leewood Road, Weston-Super-Mare, Somerset. BS23 2PA

£700,000 Freehold

FOR SALE



www.housefox.co.uk

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

PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....Situating on the sought-after Hillside in Weston-super-Mare, this stunning individual home enjoys an open outlook to the front and backs directly onto woodland, offering both privacy and beautiful surroundings. The property offers exceptionally flexible accommodation and is perfectly designed for modern living and entertaining.

From the moment you step into the hallway, the tone is set for what's to come. The first floor hosts an impressive open-plan living room with sliding doors opening onto a balcony, creating a wonderful connection to the outdoors. Stairs lead up to an incredible kitchen/diner — a truly striking space ideal for hosting family and friends. In total, there are three bedrooms on the top floor, along with a versatile fourth bedroom/sitting room on the first floor. Additional rooms include a study area, three bathrooms, and a separate laundry room, ensuring practicality matches style.

And then come the features that truly set this home apart — a private gym, a dedicated wine room, and a superb games room that is sure to be the envy of your guests. Outside, the tiered rear garden has been thoughtfully designed for relaxation and entertaining, complete with a bar area, firepit seating area, and a hot tub zone. It's the perfect setting for alfresco dining, social gatherings, or simply unwinding with a glass of wine.

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- A superb detached house
- Open outlook to the front, and backing onto Woodlands
- Incredible open plan living
- Gymnasium
- Fantastic games room
- 3 bedrooms
- 4th bedroom/Sitting room
- 3 bathrooms
- EPC-tbc



ROOM DESCRIPTIONS

Feature front door to the hallway:

Hallway:

Large understairs cupboard, feature staircase to the first floor

First floor

Study area:

3.50m x 3.04m (11' 6" x 10' 0") Double doors to the living room, stairs to the top floor, door to the shower room

Shower room:

Open plan shower area, WC, wash hand basin, double glazed window

Living room:

7.13m x 5.58m (23' 5" x 18' 4") WOW, what a room.....A feature central log burner, underfloor heating, feature staircase to the kitchen/diner, sliding door to the balcony

Balcony:

5.09m x 1.36m (16' 8" x 4' 6") Decked flooring, glass balustrade, open outlook over the town

First floor landing:

Stairs to the top floor, doors to the kitchen/diner and Bedroom 4/Sitting room

Kitchen/Diner

8.35m x 6.59m (27' 5" x 21' 7") Sink unit, a range of matching modern floor and wall units, built in ovens, built in hob, integrated fridge, freezer, and dishwasher, spotlights, double glazed window, breakfast bar, underfloor heating, feature glass balustrade over looking the living room, door to the laundry room

Laundry room:

3.73m x 1.88m (12' 3" x 6' 2") Sink unit, double glazed window, storage cupboard, plumbing for washing machine, space for tumble dryer, door to the side

Sitting room/Bedroom 4;

3.78m x 3.07m (12' 5" x 10' 1") Double glazed window

Top floor landing:

Double glazed window with views to the front

Bedroom 1:

3.99m x 3.85m (13' 1" x 12' 8") Radiator, double glazed window with views, door to the en-suite

En-suite shower

3.86m x 2.08m (12' 8" x 6' 10") Large walk in shower cubicle, WC, wash hand basin, heated towel rail, double glazed window

Bedroom 2:

3.87m x 3.32m (12' 8" x 10' 11") Radiator, built in wardrobes, double glazed window

Bedroom 3:

3.86m x 3.58m (12' 8" x 11' 9") Radiator, double glazed window

Bathroom:

Free standing bath, feature wash hand basin, WC, tiled wall with recess, spotlights, heated towel rail, double glazed window

OUTSIDE:

Door to the gymnasium

Gymnasium

5.98m x 2.91m (19' 7" x 9' 7") Spotlights, door to the inner storage area

Inner storage area

Perfect for storing items, door to the Wine Room

Wine Room:

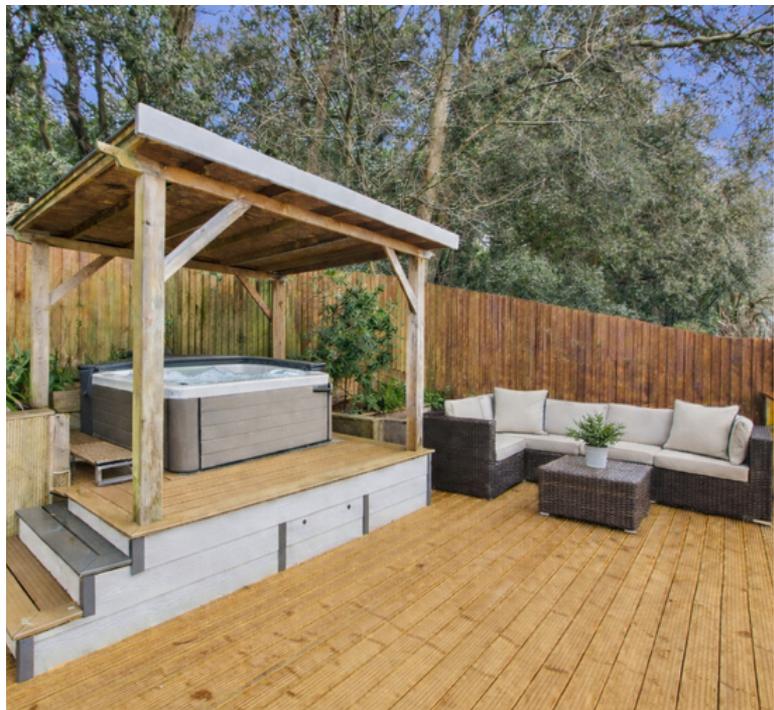
3.03m x 2.95m (9' 11" x 9' 8") A place to relax with friends and family, and taste your favourite wines

SEPARATE GAMES ROOM:

5.79m x 5.28m (19' 0" x 17' 4") This room is detached, with Bi-folding doors, and is a great place for your pool table, dart board, and enjoy fun and games with your friends and family.

Rear garden:

Set over 4 tiered areas, this garden offers different settings depending on what you wish to do, there is the bar/barbecue area, then above this is the firepit area, and on the very top tier is the hot tub and seating area., so you choose where you want to relax, eat, drink and take in the views.



FLOORPLAN & EPC