

**3 Rockfield Cottages, Upper Bristol Road, Weston-Super-Mare,
Somerset. BS22 8BX**

£400,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled on a quiet, picturesque road in the sought-after area of Weston Hillside, Rockfield Cottages offers a unique opportunity to own a beautiful period home full of character and charm. This delightful property is positioned on a generous plot, providing a sense of privacy and tranquility while being conveniently close to local amenities and transport links. The property boasts a lovely garden located to the side of the home, offering a great-sized outdoor space that enjoys plenty of sunshine throughout the day. The garden is primarily laid to lawn, complemented by a patio and decking area, perfect for outdoor dining, entertaining, or simply relaxing in the sun. Additionally, the home benefits from a private driveway, ensuring convenient off-street parking. Upon entering the home, you are welcomed by a bright and inviting entrance hall that leads to the main living areas. The living room, facing west, enjoys plenty of natural light, creating a warm and cosy atmosphere. From the entrance hall, you also gain access to a secondary living room or snug, ideal for use as a quiet retreat or additional family space. This room seamlessly flows into the beautiful kitchen/diner, which offers a fantastic space for family meals and gatherings. The kitchen is well-equipped with a built-in oven and hob, ample space and plumbing for a washing machine and dishwasher, and additional room for a tumble dryer and a large fridge freezer. A door from the kitchen provides easy access to the garden, while a convenient downstairs cloakroom completes the ground floor layout. Upstairs, the property offers three well-proportioned bedrooms, all thoughtfully designed to provide comfortable living spaces. The family bathroom is also located on this level, offering a functional and stylish space for the household. With its combination of period charm, modern convenience, and a desirable location, Rockfield Cottages is an ideal family home offering privacy, space, and an abundance of character.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Semi Detached Period Home
- Three Bedrooms
- Open Plan Kitchen / Dining Room
- Fantastic Sized Plot Down Private Road
- Gas Central Heating and UPVC Double Glazing
- Ample Off Road Parking
- Sought After Location Close to Local Amenities
- EPC D
- Weston Hillside



ROOM DESCRIPTIONS

Entrance

With access down private road you are greeted with great curb appeal and then have access to main front door which then opens into;

Entrance Hall

The entrance hall consists of a convenient porch with radiator and window which then opens into into inner entrance hall which then you have access to living room, secondary living room and stairs rising to first floor landing.

Living Room

14' 5" x 9' 10" (4.39m x 3.00m) UPVC double glazed windows with shutters to front aspect, wood burner and radiator make up the rest of the living room also allowing room for furniture

Secondary Living Room/Snug

14' 5" x 13' 2" (4.39m x 4.01m) UPVC double glazed window to side aspect, radiator and under stairs storage cupboard, this room flows seamlessly into the;

Kitchen/Dining Room

14' 10" x 16' 11" (4.52m x 5.16m) UPVC double glazed windows to side and rear aspect, UPVC double glazed door also allowing access to rear garden. In the kitchen you have a range of wall and base units with inset sink, drainer and mixer taps over. The kitchen also has a integrated hob and oven, space for a big fridge freezer, space and plumbing for a washing machine and dish washer, you also have more space for a tumble dryer. to the centre of this space you have room for a dining room table, a radiator and downstairs cloakroom finish the kitchen.

Downstairs Cloakroom

UPVC double glazed obscure window to rear aspect, low level WC, vanity wash hand basin and wall mounted boiler.

Stairs Rising to First Floor Landing

Landing

With access to all upstairs rooms, you have a radiator and loft hatch also located here with a window allowing light to come in.

Bedroom One

12' 1" x 9' 9" (3.68m x 2.97m) UPVC double glazed westerly facing windows, radiator and built in wardrobes.

Bedroom Two

7' 2" x 10' 7" (2.18m x 3.23m) UPVC double glazed windows to rear aspect, radiator.

Bedroom Three

7' 0" x 10' 7" (2.13m x 3.23m) UPVC double glazed window to rear aspect, radiator.

Bathroom

6' 2" x 7' 4" (1.88m x 2.24m) UPVC double glazed obscure window to side aspect, low level WC and vanity wash hand basin, you will then have a bath with shower screen and shower attachment, a heated towel rail makes up the rest of this room.

Garage/Outside Workshop

9' 0" x 18' 0" (2.74m x 5.49m) Located in the garden this great bit of space is good for storage, this can also be used as a work shop.

Garden

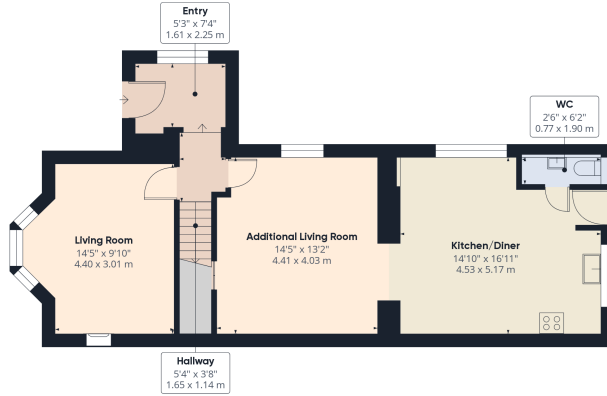
Substantial sized garden which is mainly laid to lawn and parts of decking and patio area.

Parking

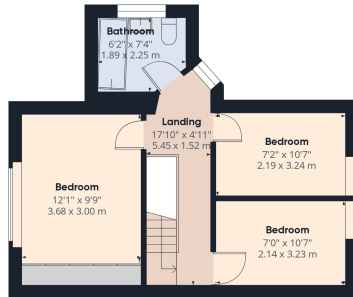
Ample block paved driveway space



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
1079.4 ft²
100.28 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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