

Oaktree Place, St Georges, Weston-Super-Mare, Somerset.

BS22 7RY

£450,000

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This impressive detached house is located in a quiet cul de sac location and offers 4 bedrooms, with bed 1 having en suite, drive with double garage, a large rear garden and is offered to the market in excellent decorative order. The property is approached via the front parking which has the double garage with 2 up and over doors, and a pathway across a lawn area to the entrance hall which has doors to all downstairs rooms. The living is to the right and the dining room to the left and across the whole rear is a great sized kitchen area which offers a range of wall and base units with worktops over, induction hob with extractor hood over, eye level electric oven, spaces for washing machine, dryer, a wine cooler fridge, integral fridge freezer, and an inset white ceramic sink/drain. To the rear of the kitchen there is also a WC with wash basin and french doors to the rear garden. Upstairs there are 4 bedrooms with Bed 1 having an en suite of WC, wash basin and shower. The family bathroom is also a white suite of WC, wash basin and bath with shower over. Outside to the rear is a generous fenced rear garden laid to patio with a retractable canopy over and lawn and down the side is access to a timber garden shed and also a side door into the garage.

## FEATURES

- Detached House
- Four Bedrooms
- Master bedroom with en suite
- Generous size rear garden
- Double garage
- Quiet Location
- Separate dining room
- Large kitchen area
- EPC - D



## ROOM DESCRIPTIONS

### Entrance Hall

Doors to downstairs rooms and stairs

### Living Room

16' 5" x 10' 7" (5.00m x 3.23m) Radiator;  
Upvc double glazed window to front;  
doors to kitchen and hallway

### Dining Room

16' 3" x 7' 8" (4.95m x 2.34m) Radiator;  
Upvc double glazed window to front

### Kitchen

25' 6" x 9' 9" (7.77m x 2.97m) Radiator;  
Upvc double glazed window and french  
doors and door to rear garden; range of  
wall and base units with worktops over,  
induction hob with extractor hood over,  
eye level electric oven, spaces for washing  
machine, dryer, a wine cooler fridge,  
integral fridge freezer, and an inset white  
ceramic sink/drain; also door to  
separate WC

### Downstairs Cloakroom

White WC and hand wash basin

### Bedroom 1

15' 6" x 11' 0" (4.72m x 3.35m) Radiator;  
Upvc double glazed window to front; door  
to en suite

### En Suite to Bed 1

Radiator; Upvc double glazed window to  
front; white suite of WC, wash basin and  
shower

### Bedroom 2

13' 3" x 8' 1" (4.04m x 2.46m) Radiator;  
Upvc double glazed window to front

### Bedroom 3

9' 2" x 8' 2" (2.79m x 2.49m) Radiator; Upvc  
double glazed window to rear; built in  
cupboard

### Bedroom 4

11' 2" x 7' 5" (3.40m x 2.26m) Radiator;  
Upvc double glazed window to rear

### Family Bathroom

7' 4" x 5' 9" (2.24m x 1.75m) Radiator; Upvc  
double glazed window to rear; white suite  
of WC, wash basin and bath with shower  
over with folding screen

### Outside

FRONT - driveway parking for 4, access to  
garage

REAR - large patio area for table and  
chairs, lawn area, side access to shed and  
side door to garage

DOUBLE GARAGE - power and lighting; 2  
up and over doors to the front and a side  
door







# FLOORPLAN & EPC

