

Russell Avenue, Locking Parklands, Weston-Super-Mare,
Somerset. BS24 7GH

£325,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX PRESENTS ... THIS BEAUTIFULLY PRESENTED 3 BEDROOM FAMILY HOME WITH SUPERB GARDEN, OPPOSITE OPEN GREEN, EN SUITE TO BED 1, 2 PARKING SPACES AND AN OUTSIDE STUDIO / WORKSHOPSet on the ever popular modern development of Locking Parklands, this semi detached house has been well maintained throughout and has a great addition of having an office/studio/workshop in the garden which is perfect for someone wanting to work from home/study/craft room/kids playroom. The house is set opposite a large open green area and gives the property an open and bright feeling and there are 2 allocated parking spaces right outside the front. Once inside the accommodation is light and airy and comprises a spacious hallway, cloakroom, 27ft lounge/dining room with open plan to the fully fitted modern kitchen, three bedrooms upstairs, en-suite shower room to bed 1, family bathroom, plus gas central heating, double glazing, solar panels and a lovely rear garden. Because of all the open green areas there is a monthly fee of £19 to cover the maintenance. House Fox recommends a viewing to appreciate the overall quality, layout and size and also the home office as properties like this are very sought after in this location with that lovely open view.

FEATURES

- Modern semi detached family home
- Three bedrooms, master with en-suite
- 27ft lounge/dining room
- Beautifully presented
- Set opposite open green area
- Studio/work room with light & power
- Lovely garden
- Two allocated parking spaces right outside the front
- EPC-B
- Council Tax Band - C
- WALK THROUGH VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Entrance hall :

Stairs to the first floor, radiator, doors to the cloakroom and lounge

Cloakroom:

Low level WC, wash hand basin, radiator, cupboard.

Lounge / Diner area

18' 0" max x 11' 9" max (5.49m x 3.58m) A lovely light room with dual aspect, double glazed window to the front, double glazed double doors to the garden. Television point, two radiators, open plan to the kitchen

Kitchen area

18' 8" max x 8' 7" max (5.69m x 2.62m) A modern fitted kitchen with sink unit, integrated fridge/freezer, integrated dishwasher, integrated washing machine/tumble dryer, built in oven and hob with extractor hood over, spotlights, wall mounted boiler, double glazed window over looking the garden

Landing:

Storage cupboard.

Bedroom 1:

11' 6" x 11' 1" (3.51m x 3.38m) Good size double glazed window with open outlook to the front over open land. Radiator, door to en-suite shower room.

En-suite shower room:

Walk in shower cubicle, enclosed WC, wash hand basin, heated towel rail.

Bedroom 2:

12' 5" x 11' 6" (3.78m x 3.51m) Double glazed window, radiator.

Bedroom 3:

8' 9" x 6' 10" (2.67m x 2.08m) Double glazed window, radiator.

Family bathroom:

Modern white suite comprising bath, enclosed WC, wash hand basin, heated towel rail, double glazed window.

Outside

FRONT - newly laid to chippings and artificial lawn

REAR - An enclosed garden with a patio area, artificial grass areas and outside power, tap and side gate; Outside office with power/lighting.

PARKING - To the front of the property is two allocated parking spaces.

Home Office / Studio :

11' 11" x 8' 6" (3.63m x 2.59m) In the rear garden is an office/ studio which has light, power, double glazed window, and double glazed double doors. This studio is perfect for someone wanting to work from home or used as a kids playroom.



FLOORPLAN & EPC

