

Madam Lane, Worle, Weston-Super-Mare, Somerset. BS22 6PJ

£300,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the highly sought-after area of Worle, this delightful three-bedroom semi-detached home on the charming Madam Lane offers an ideal blend of space, versatility, and convenience. Perfectly positioned within easy reach of local amenities, excellent transport links, and just a short stroll to Worle High Street, this property is well suited for families and professionals alike. Upon entering the home, you are welcomed by a spacious entrance hall that sets the tone for the rest of the property. The ground floor boasts a bright and airy open-plan layout, seamlessly combining the living room, dining area, and kitchen. This sociable space is perfect for both everyday living and entertaining, with plenty of natural light enhancing the sense of openness. To the rear of the property, a delightful sun room provides an additional reception area, offering a peaceful spot to relax while enjoying views of the garden. The sun room also provides access to a convenient downstairs WC and features doors that lead directly out to the rear garden. Upstairs, the property continues to impress with three well-proportioned bedrooms, all offering comfortable accommodation and flexibility for growing families, guests, or home working. A family bathroom completes the first floor. Externally, the property truly stands out. The sunny rear garden is a fantastic space, ideal for outdoor dining, relaxation, and entertaining. At the rear of the garden, you will find a superb garden room, perfect for use as a studio, gym, or additional living space. In addition, there is a further garden building that offers exceptional versatility, featuring its own WC, a utility room, and an office space that could easily be adapted to suit a variety of needs such as a home business, hobby room, or guest accommodation.

FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Superb Semi Detached House
- Three Bedrooms
- Sunny Rear Garden
- UPVC Double Glazing + Gas Central Heating
- Open Plan Living Room/Diner/Kitchen
- Downstairs WC
- Two Garden Rooms
- Sun Room on to Rear Garden
- Driveway Parking



ROOM DESCRIPTIONS

Entrance

Main front door opening through to;

Entrance Hall

UPVC double glazed window to side aspect, radiator and stairs rising to first floor landing.

Living Room/Diner

9' 5" x 24' 4" (2.87m x 7.42m) A UPVC double glazed window to the front aspect allows for plenty of natural light, complemented by a radiator and a stylish media wall, creating a comfortable and inviting living space. This area flows seamlessly into a designated dining section, offering ample room for a dining table—ideal for both everyday meals and entertaining guests. The space is further enhanced by a range of integrated appliances, providing both practicality and a clean, modern finish. From here, there is an open aspect leading through to the

Kitchen

6' 10" x 7' 4" (2.08m x 2.24m) A uPVC double-glazed window to the side aspect allows for plenty of natural light while maintaining energy efficiency. The room is fitted with a comprehensive range of wall and base units, offering ample storage and workspace. A inset sink with drainer is positioned beneath the window, complete with a modern mixer tap. There is also a selection of integrated appliances seamlessly incorporated within the units, enhancing both functionality and a clean, streamlined finish. Additionally, a radiator is installed, ensuring the space remains warm and comfortable throughout the year.

Sun Room

13' 2" x 6' 6" (4.01m x 1.98m) UPVC double glazed sliding doors to rear garden, radiator and storage cupboards, door to;

Downstairs WC

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

Stairs Rising to First Floor Landing

Bedroom One

10' 7" x 8' 9" (3.23m x 2.67m) UPVC double glazed window to rear aspect, radiator and built in wardrobe.

Bedroom Two

UPVC double glazed window to front aspect, radiator and built in wardrobe

Bedroom Three

7' 4" x 6' 6" (2.24m x 1.98m) UPVC double glazed window to front aspect, radiator.

Bathroom

UPVC double glazed obscure window to rear aspect, low level WC, wash hand basin and jacuzzi bath with shower over, heated towel rail.

Rear Garden

Mainly laid to lawn and patio with access to front

Garden Room

10' 5" x 15' 3" (3.17m x 4.65m) UPVC double glazed sliding doors to garden aspect, power and lighting.

Additional Garden Room

In here you have three areas, one housing a low level WC and window to rear, the middle section is being used as a utility area, and then the remaining area is being used as office space with window to the side.

Front

Driveway to front



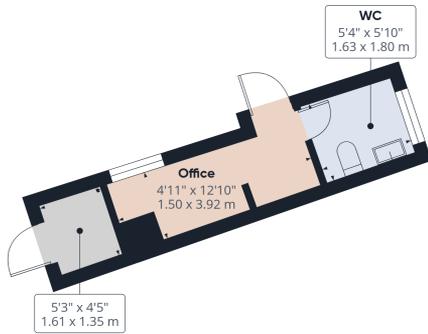
FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
 1072 ft²
 99.5 m²
 Reduced headroom
 11 ft²
 1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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